



MEADOW CLOSE, HOCKLEY HEATH, B94 6PG
ASKING PRICE OF £475,000

xact
homes

XX Situated Within A Quiet Cul-De-Sac

XX Four Bedroom Detached

XX Significant Scope For Extension (STPP)

XX Located Within The Tudor Grange Academy Catchment

XX Views To Open Parkland

XX Convenient For All Motorway Networks

XX Open Plan Kitchen/Dining Room

XX Double Tandem Garage

XX Wide Tarmacadam Driveway

PROPERTY OVERVIEW

Set within a quiet cul-de-sac of Hockley Heath and within the catchment area for Tudor Grange school is superb four bedroom detached property which also offers outstanding scope for extension subject to the necessary planning permissions. Located on a corner plot and set behind a large tarmacadam driveway providing ample parking for multiple vehicles a particular feature of the property is the open views to the side and rear to open parkland. Accessed via an entrance porch the ground floor accommodation consists of a living room to the front, study, guest cloakroom, utility and kitchen diner to the rear. The double tandem garage is located to the side of the property with courtesy door to the rear. To the first floor are four bedrooms all with fitted wardrobes and a family bathroom. Outside the property enjoys landscaped rear garden with open views to the side. Viewing of this superb family home is strictly via appointment only on 01564 777284.

PROPERTY LOCATION

Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores, amenities, excellent schools and park providing recreational facilities. The village is well placed for both the M40 and M42 which lead to the Midlands motorway network and centres of commerce and culture. Dorridge and Lapworth are both neighbouring villages whilst Solihull town centre is within some six miles and provides further and more comprehensive facilities and falls within the Tudor Grange School catchment area.

COUNCIL TAX

Band E

TENURE

Freehold

SERVICES

Water meter, mains gas, electricity and sewers

BROADBAND

Sky

LOFT SPACE

Boarded with ladder and lighting

GARDEN

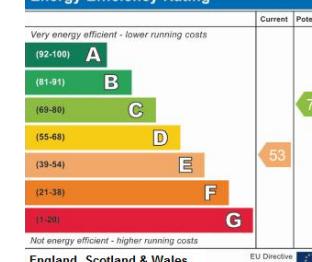
Landscaped

ITEMS INCLUDED IN THE SALE

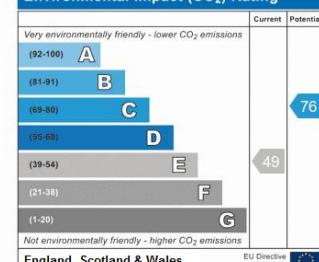
Integrated oven, integrated hob, extractor, fridge freezer, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three and four, all light fittings and garden shed



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

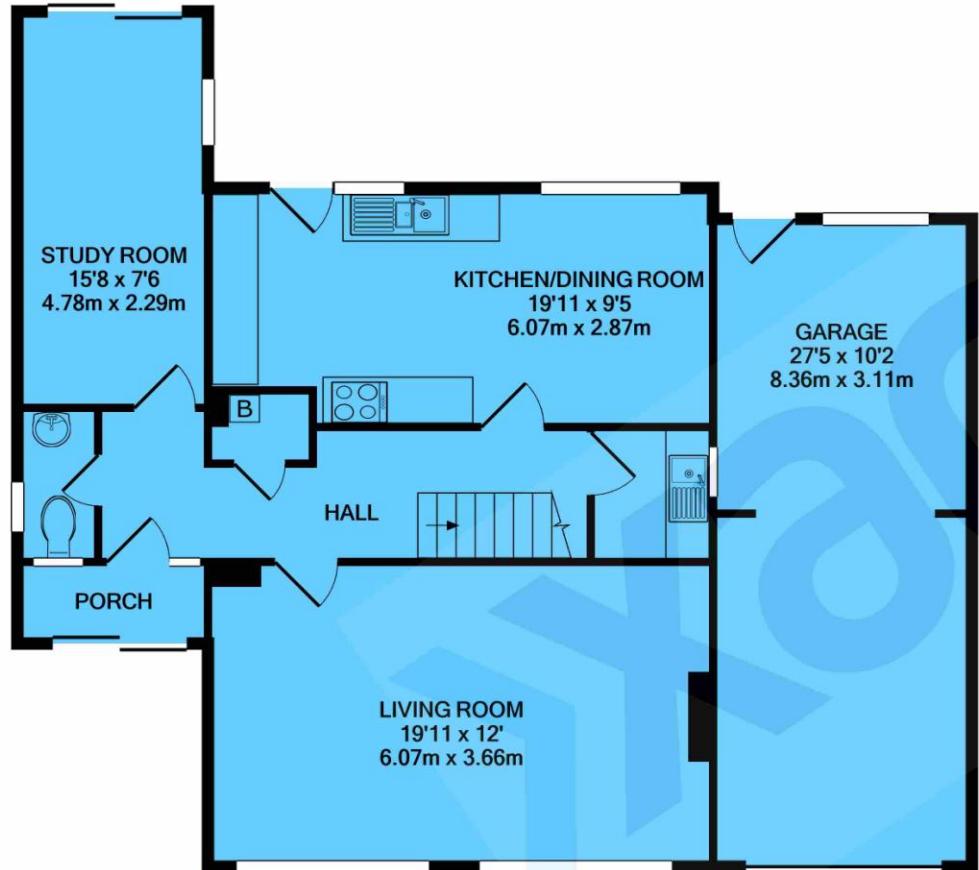


FIRST FLOOR	
PORCH	
HALL	
20' 0" x 5' 10" (6.11m x 1.79m)	BEDROOM ONE
LIVING ROOM	12' 1" x 9' 6" (3.68m x 2.90m)
19' 11" x 12' 0" (6.07m x 3.66m)	BEDROOM TWO
STUDY ROOM	10' 11" x 9' 7" (3.33m x 2.92m)
15' 8" x 7' 6" (4.78m x 2.29m)	BEDROOM THREE
KITCHEN/DINING ROOM	12' 1" x 8' 8" (3.68m x 2.64m)
19' 11" x 9' 5" (6.07m x 2.87m)	BEDROOM FOUR
UTILITY	9' 6" x 8' 8" (2.90m x 2.64m)
6' 0" x 4' 9" (1.84m x 1.47m)	BATHROOM
WC	8' 0" x 5' 7" (2.44m x 1.70m)
6' 10" x 2' 10" (2.09m x 0.87m)	OUTSIDE THE PROPERTY
	GARAGE
	27' 5" x 10' 2" (8.36m x 3.11m)
	LANDSCAPED GARDEN

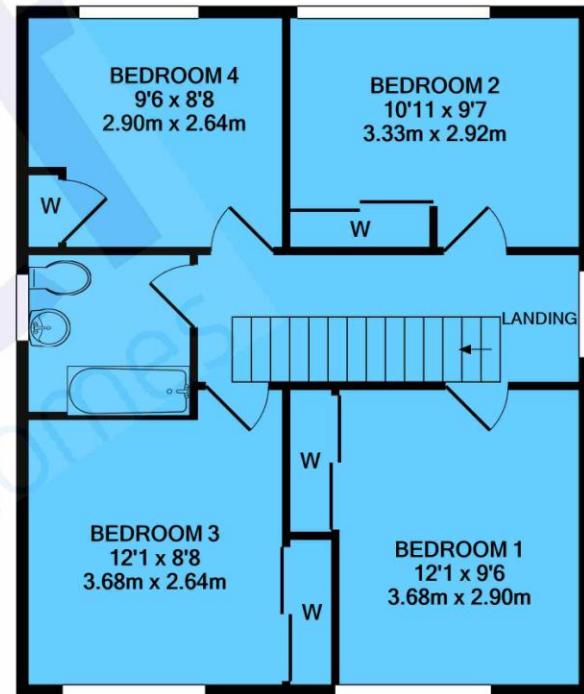
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







GROUND FLOOR
APPROX. FLOOR
AREA 973 SQ.FT.
(90.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1566 SQ.FT. (145.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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