



SHELFIELD CLOSE, HOCKLEY HEATH, B94 6NG  
ASKING PRICE OF £325,000



» Three Bedroom Mews Property

» Located Within Sought After Village Of Hockley Heath

» Double Glazed Throughout

» Modern Breakfast Kitchen

» Living Room

» Conservatory

» Family Bathroom

» Private Parking & Garage

» South Facing Rear Garden

### PROPERTY OVERVIEW

This modern three bedroom mews property resides within the sought after village of Hockley Heath and benefits from being set within a private courtyard development affording parking and garage. The property is well presented throughout, affords UPVC double glazed windows and also benefits from the addition of a conservatory. Briefly the property affords:- entrance hallway, guest cloakroom, modern breakfast kitchen, living room opening into a conservatory which in turn provides access to the rear garden. To the first floor are three bedrooms and modern bathroom. Outside the property enjoys a south facing rear garden which is mainly laid with lawn with useful storage shed. To view this well presented three bedroom property please contact Xact Homes on 01564 777284.

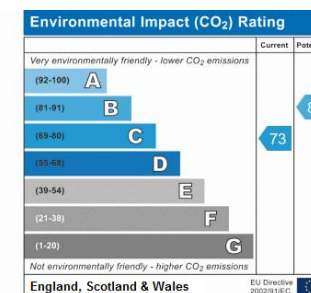
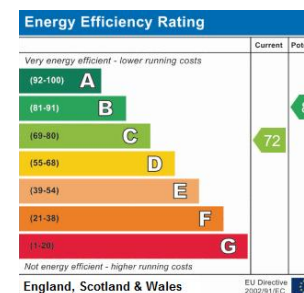
### PROPERTY LOCATION

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.

<b>COUNCIL TAX</b>	Band E
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Mains gas, electricity and sewers
<b>BROADBAND</b>	BT
<b>LOFT SPACE</b>	Boarded with ladder
<b>GARDEN</b>	South facing

### ITEMS INCLUDED IN THE SALE

Lamona integrated oven, Lamona integrated hob, extractor, fridge freezer, Lamona dishwasher, Hotpoint washing machine/dryer, all carpets, some curtains, some blinds, fitted wardrobes in bedroom one, some light fittings and garden shed



## **FIRST FLOOR**

### **BEDROOM ONE**

15' 5" x 9' 3" (4.70m x 2.81m)

### **BEDROOM TWO**

9' 7" x 9' 2" (2.91m x 2.80m)

### **BEDROOM THREE**

8' 9" x 5' 11" (2.67m x 1.81m)

### **BATHROOM**

### **OUTSIDE THE PROPERTY**

**PRIVATE PARKING & GARAGE**

**SOUTH FACING REAR GARDEN**

### **HALL**

### **BREAKFAST KITCHEN**

12' 7" x 7' 11" (3.84m x 2.42m)

### **LIVING ROOM**

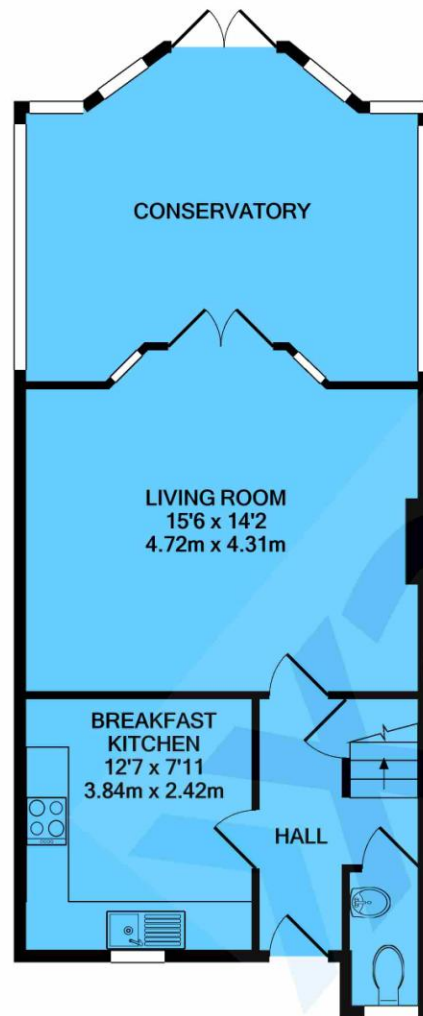
15' 6" x 14' 2" (4.72m x 4.31m)

### **CONSERVATORY**

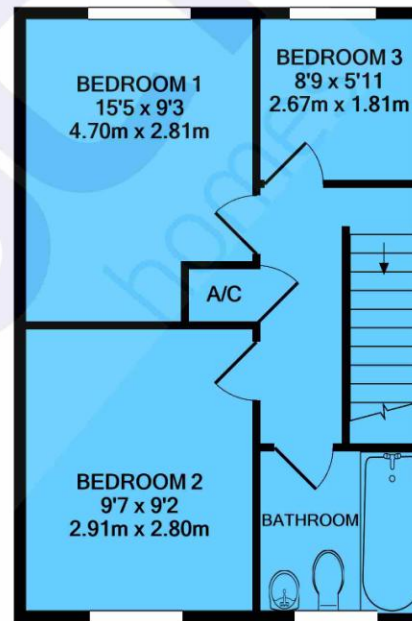
### **WC**







GROUND FLOOR



1ST FLOOR

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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