



MEADOW CLOSE, HOCKLEY HEATH, B94 6PG  
ASKING PRICE OF £450,000

**xact**  
homes

➤ Three Bedroom Detached

➤ No Upward Chain

➤ Central Village Location

➤ Adjacent To Parkland

➤ Extended Dining Room

➤ Three Double Bedrooms

➤ Ensuite & Family Bathroom

➤ Garage

➤ Carport

## PROPERTY OVERVIEW

Offered to the market with the benefit of NO UPWARD CHAIN, is this three bedroom (was a four bedroom) detached property located in a quiet cul de sac within the sought after village of Hockley Heath. Having already been extended to the ground floor, the property offers significant scope for further extension and improvement (subject to the necessary planning permissions), however already benefits from an extension to both the breakfast kitchen and dining room. The property is set back behind a block paved driveway providing ample parking and briefly affords: entrance hallway, guest cloakroom, living room, extended dining room and breakfast kitchen, three double bedrooms, ensuite shower room and family bathroom with the potential to convert back into a fourth bedroom. Outside the property benefits from views of the adjacent parkland to the front, a garage and carport and to the rear a private landscaped garden. To view this superb opportunity 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.

**COUNCIL TAX**

Band E

**TENURE**

Freehold

**SERVICES**

Mains gas, electricity and water on a meter

**LOFT SPACE**

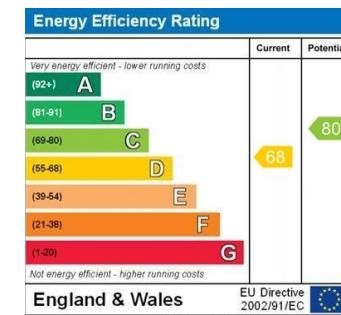
Boarded with ladder and lighting

**GARDEN**

North East facing

## ITEMS INCLUDED IN THE SALE

Sold as seen.



**HALLWAY****GUEST CLOAKROOM****LIVING ROOM**

19' 11" x 12' (6.07m x 3.66m)

**DINING ROOM**

18' x 9' 3" (5.49m x 2.83m)

**KITCHEN**

18' x 10' 5" (5.48m x 3.17m)

**FIRST FLOOR LANDING****BEDROOM ONE**

12' 1" x 10' 10" (3.69m x 3.31m)

**BEDROOM TWO**

12' 2" x 8' 11" (3.7m x 2.71m)

**ENSUITE SHOWER ROOM**

6' 4" x 5' 5" (1.94m x 1.64m)

**BEDROOM THREE**

11' 1" x 9' 6" (3.37m x 2.9m)

**BATHROOM**

9' 3" x 8' 8" (2.81m x 2.64m)

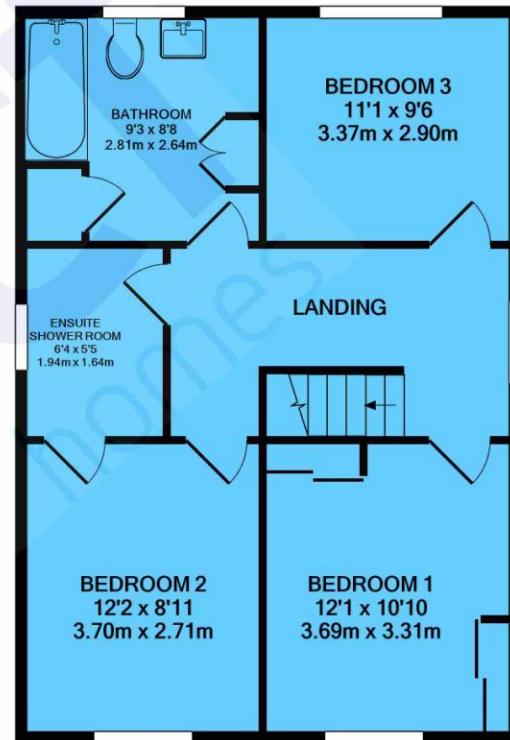
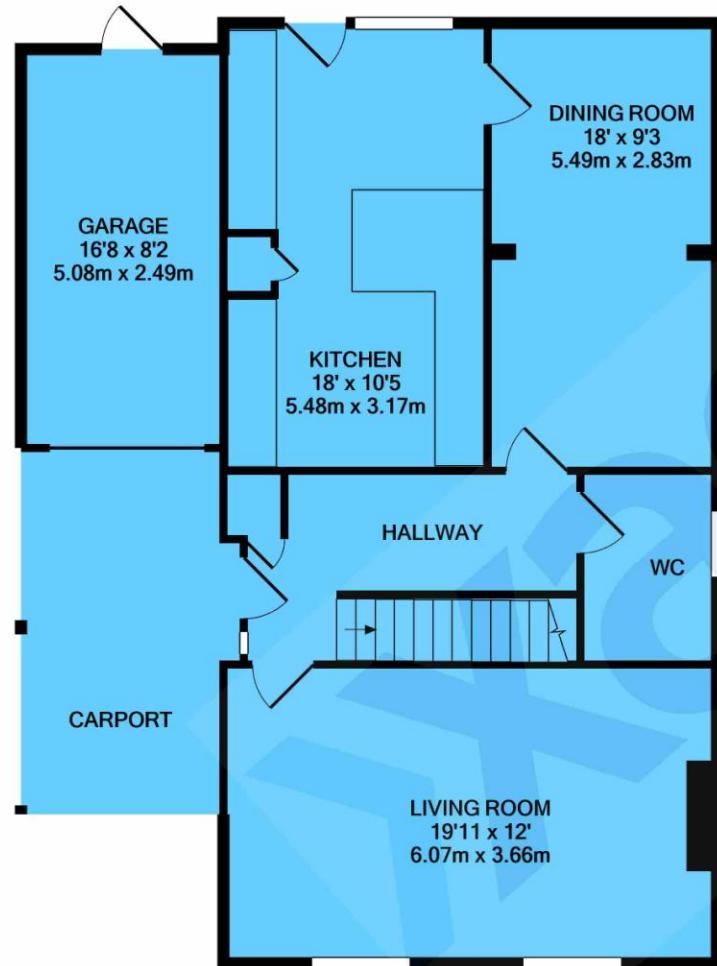
**OUTSIDE THE PROPERTY****GARAGE**

16' 8" x 8' 2" (5.08m x 2.49m)

**CARPORT****GARDEN**







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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