



smarthomes

26 Spring Lane

Hockley Heath, Solihull, B94 6QY

- Detached Brand New Luxury Bungalow
- Two/three Bedrooms
- Within walking distance to Hockley Heath Village

Asking Price Of £725,000

EPC Rating TBC

Current Council Tax Band

%councilTaxBand%







## Property Description

A stunning two/three bedroom detached new build 'L' shaped bungalow. Built to a high specification the bungalow offers very versatile accommodation. The gated property is set back from the main road behind a long gravel driveway with ample parking to the front and beautiful lawned gardens to the side and rear. Upon entering the property, you are welcomed into the entrance hallway. Off the hallway is a separate WC Cloakroom and also access to the well-proportioned living room. In the next room is the dining room/third bedroom, offering views to the rear garden. The remaining accommodation consists of two further bedrooms, both having en-suite shower rooms.

The main bedroom has a walk in wardrobe/dressing area. Off the hallway is a breakfast kitchen affording a range of base and wall units with integrated oven, dishwasher, fridge and freezer. There is also a handy utility room which leads off the kitchen. This bungalow is set





within a most desirable location. Outside, A large driveway and the property enjoys beautifully lawned gardens which extend to the side and rear. To register your interest call Smart Homes 01217444144 Option 3.

### **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.

### **RECEPTION HALL**

Good size hallway with doors leading off to Cloakroom WC, Lounge, Bedrooms One and Two, Bedroom Three/Dining Room and Breakfast Kitchen, Store cupboard off. Large vertical feature radiator with central mirror.

### **CLOAKROOM/WC**

WC, washbasin with vanity unit.

### **LIVING ROOM**

17' 7" x 14' 9" (5.36m x 4.52m) Window to the side, Double doors with windows either side leading to the rear garden, 2 radiators and downlighters

### **BREAKFAST KITCHEN**

14' 6" x 16' 7" (4.44m x 05.07m) Fitted with a range of wall and base units, integrated dishwasher, Breakfast Island with breakfast bar and feature lighting over, Quartz work tops, 2 fitted eye level ovens, 5 ring gas hob within the Island with feature contemporary extractor over, Large american style fridge/freezer, downlighters as well as drop lighting over the Island, Window to front and door leading to the utility room

### **UTILITY**

4' 9" x 14' 6" (1.45m x 4.43m) Fitted with a range of wall and base units and quartz worktop, plumbing for washing machine and space for tumble dryer, sink unit with base unit beneath window to rear and door to rear garden.



### BEDROOM THREE/DINING ROOM

12' 9" x 9' 8" (03.89m x 2.97m) Can be a third bedroom or dining room with window to the rear, ceiling light point, downlighters and radiator

### PRINCIPAL BEDROOM

10' 7" x 15' 1" (3.24m x 4.61m) Having double glazed doors leading out to the rear garden, downlighters, radiator

### ENSUITE

8' 4" x 3' 6" (2.55m x 1.07m) Having double shower cubicle, WC, wash basin in vanity unit, window to front.

### WALK IN WARDROBE

8' 7" x 4' 0" (2.63m x 1.24m) with drawer space and open wardrobes with rails fitted.

### BEDROOM TWO

11' 4" x 11' 6" (3.47m x 3.52m) Window to rear garden, downlighters and radiator

### SHOWER ROOM

4' 0" x 9' 10" (1.23m x 3.01m) Having double shower unit, WC and wash basin in vanity unit, downlighters and window to rear.



### ITEMS INCLUDED IN THE SALE

Integrated ovens, integrated hob, Fridge freezer, integrated dishwasher, extractor, garden shed and CCTV

### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce

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