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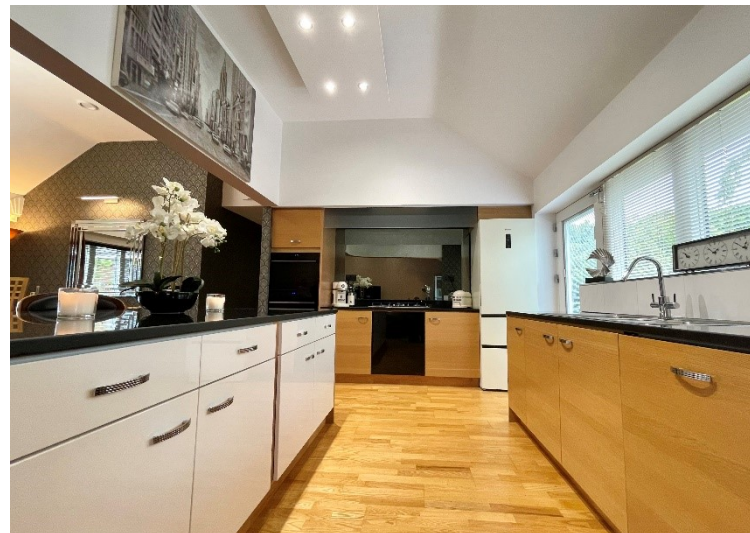
## School Road

Hockley Heath, Solihull

- A Beautifully Presented & Modernised Detached Bungalow
- Two Double Bedrooms
- Master Bedroom With En Suite & Walk-In Wardrobe
- Impressive Open Plan Lounge Kitchen Diner
- Luxury Modern Bathroom With Free-Standing Bath
- Loft Space Already Developed Offering Scope For Dormer Conversion
- Conservatory
- Partially Converted Garage With Utility

**£710,000**

Current EPC Rating 99 (A)  
Current Council Tax Band D







## Property Description

Nestled in the picturesque village of Hockley Heath, just off the main road, this detached bungalow offers a peaceful rural setting with convenient motorway access and excellent transport links.

The property features an in-and-out driveway, an entrance porch with two cloakrooms, and a contemporary open-plan layout combining the lounge, dining, and kitchen areas. The modern kitchen comes with integrated appliances and a centre island unit. There's a family bathroom, two spacious double bedrooms, including a master with en suite and walk-in wardrobe, plus a beautiful low maintenance rear garden. The partially converted garage includes an outdoor utility room, store/study and additional storage space at the rear.

Thoughtfully modernised and well-maintained, the home boasts gas central heating, durable aluminium and timber double glazing, long-lasting zinc drainage, flooring insulation, Cat6 data points, RJ45 sockets and USB connections throughout. The loft has been developed, offering easy potential for a dormer conversion, with full insulation, boarding (9x3 joists), plastering, electrics, lighting, and drainage connections already in place.

Owned solar panels provide up to 6kW of power, with a hybrid inverter and 9kW battery storage. The system's energy export exceeds the property's usage, ensuring lower energy costs





## Rooms & Measurements

Spacious Enclosed Porch

Impressive Open Plan Family Dining Kitchen:-

Lounge Area - 7.01m x 4.14m (23'0" x 13'7")

Conservatory - 3.66m x 2.13m (12'0" x 7'0")

Kitchen/Dining Area - 7.01m x 3.81m (23'0" x 12'6")

Utility Room - 2.51m x 1.09m (8'3" x 3'7")

Bedroom One to Front - 3.96m x 4.27m (13'0" (into door recess) x 14'0" (into fitted wardrobes)

En Suite Shower Room

Bedroom Two to Front - 2.74m x 3m (9'0" x 9'10")

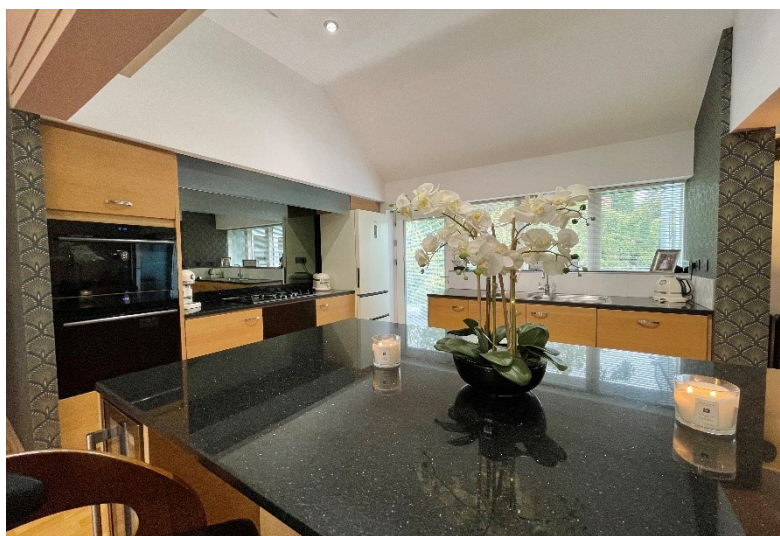
Family Bathroom

Loft Space

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D





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