



36 Meadow Close, Hockley Heath, Solihull,
B94 6PG

Price Guide **£475,000**

- Extended Detached Residence
- Four Bedrooms
- Great Potential for Enlargement (STPP)
- Stunning Dining Kitchen & Utility
- Tudor Grange Academy Catchment
- Energy Efficiency Rating - E

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36 Meadow Close is a wonderfully presented, extended, four bedroom, detached residence located in an enviable position at the end of a quiet cul-de-sac adjoining open fields which provides a fabulous open aspect. The spacious interior has been well maintained by the current owners and offers enormous potential for further enlargement (STPP). The accommodation briefly comprises; welcoming hall way, cloakroom/WC, extended study, through lounge, dining kitchen, utility, four bedrooms, family bathroom, well established rear garden, tandem garage and driveway for several vehicles.

APPROACH

Via a lengthy tarmac driveway enabling off road parking for several vehicles leading to an enclosed storm porch with UPVC double glazed sliding doors, tiled flooring and glazed wooden front door to:-

WELCOMING HALLWAY

Stairs rising to the first floor landing, Karndean flooring, double panel radiator, ceiling spot lights, ceiling light point, built-in storage cupboard housing Ferrol combi boiler, doors radiating off to cloakroom/WC, utility, lounge, kitchen and study.

CLOAKROOM / WC

Low level flush WC, hand wash basin with vanity cupboard and storage above, ceiling light point, single panel radiator, vinyl flooring, obscure UPVC double glazed window to the front and side aspects.

THROUGH LOUNGE

19' 11" (6.07M) X 12' 0" (3.66M)

Ornamental, wall-mounted, hole-in-the-wall, pebble effect electric fire with concealed lighting, double panel radiator, two ceiling light points, TV point, UPVC double glazed windows to the front aspect.

STUDY

15' 8" (4.78M) X 7' 6" (2.29M)

Double panel radiator, two ceiling light points, UPVC double glazed windows to the rear aspect and UPVC double glazed sliding doors to the garden.

UTILITY

6' 0" (1.83M) X 4' 10" (1.47M)

Fitted with a range of modern wall and base units with wood effect roll top work surfaces, single drain stainless steel sink unit, plumbing for a washing machine, provision for a drier, vinyl flooring, single panel radiator, ceiling spot lights, tiling to splash prone areas, obscure UPVC double glazed window to the side aspect.

DINING KITCHEN

19' 11" (6.07M) X 9' 5" (2.87M)

A range of modern high gloss units with co-ordinated roll top work surfaces, complementary ceramic tiling to splash prone areas, integrated gas hob, electric Neff oven, integrated Bosch dishwasher, integrated fridge, two ceiling light points, ceramic tiled floor and Karndean flooring, single panel radiator, extractor hood/fan, single drain stainless steel sink unit, UPVC double glazed window to the rear aspect and door to the garden.



FIRST FLOOR LANDING

Ceiling spotlights, loft opening with pull down ladder leading to a boarded loft, doors radiating off to bedroom one, two, three, four and family bathroom.

BEDROOM ONE (FRONT)

12' 1" (3.68M) X 9' 6" (2.9M)

Fitted double wardrobes with sliding mirror doors, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.



BEDROOM TWO (REAR)

10' 11" (3.33M) X 9' 7" (2.92M)

Fitted triple wardrobe with sliding doors, wood effect flooring, ceiling light point, single panel radiator, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)

12' 1" (3.68M) X 8' 8" (2.64M)

Fitted double wardrobe, ceiling light point, single panel radiator, UPVC double glazed window to the front aspect.

BEDROOM FOUR (REAR)

9' 6" (2.9M) X 8' 9" (2.67M)

Built-in cabin bed, built-in storage cupboard with single wardrobe, UPVC double glazed window to the rear aspect.

FAMILY BATHROOM

A well appointed suite comprising; low level flush WC, hand wash basin, panel bath with shower over, glass shower screen, complementary ceramic tiling to splash prone areas, ceiling light point, towel radiator, obscure UPVC double glazed window to the side aspect.



OUTSIDE

TANDEM GARAGE

27' 5" (8.36M) X 10' 2" (3.1M)

Up-and-over door to front, numerous storage shelves and cupboards, power, lighting and water supply, door to garden.

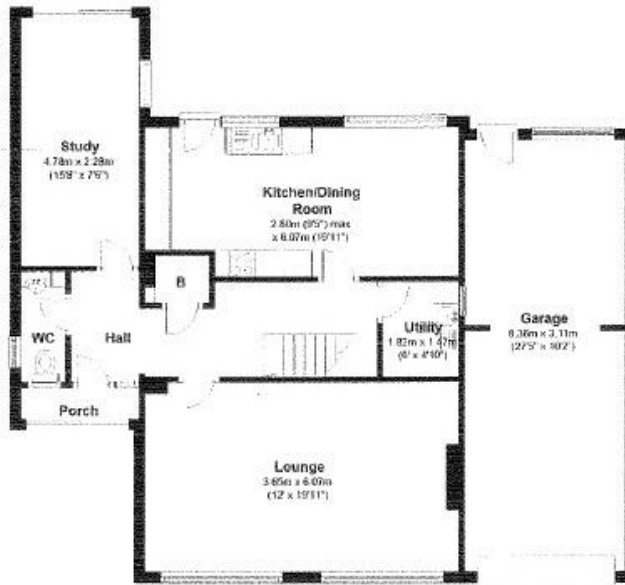
GARDEN

An immaculately manicured garden, mostly laid to lawn with paved patio area and well-stocked flower and shrub beds, screened by hedges and perimeter fence. There is gated access to the local park.



Ground Floor

Approx. 56.8 sq. metres (1041.8 sq. feet)



First Floor

Approx. 92.6 sq. metres (993.8 sq. feet)



Total area: approx. 149.4 sq. metres (1607.6 sq. feet)
36 Meadow Close



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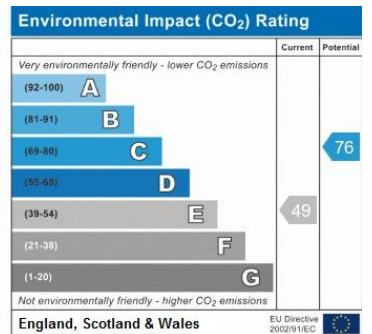
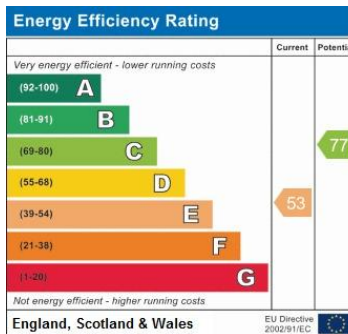
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