Bartleys
Estate Agents









17 Lindhurst Drive, Hockley Heath, Solihull B94 6QD

Price Guide £599,950

- Modern Detached Residence
- Quiet Cul de Sac Position
- Tudor Grange Academy Catchment
- Large Utility & Home Office
- No Chain
- Energy Efficiency Rating - C

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

17 Lindhurst Drive, Hockley Heath, Solihull B94 6QD

A beautifully presented modern four bedroom detached family home situated in an enviable quiet cul de sac position within the popular Hockley Heath Village within easy walking distance to the school. Tucked away on a generous corner position with ample off-road parking for several vehicles. and offered for sale with No Chain. There is a welcoming hallway, cloakroom/wc, spacious lounge, dining room, breakfast kitchen, large utility room, office/study, 3 bedrooms (formerly 4) ensuite & family bathroom, lovely private rear garden & single garage. No Chain

APPROACH
A deep driveway that enables off-road parking for several vehicles with lawned fore garden leads to a covered storm porch entrance with UPVC double glazed front door. There is an electric vehicle charging point. The front door leads to:-



ENTRANCE HALLWAY
Stairs rising to first floor landing, tiled flooring, single panel radiator, ceiling spotlights, doors radiating off to cloakroom/WC, lounge and kitchen.

SPACIOUS LOUNGE
19' 0" (5.8M) X 12' 2" (3.7M)
Ornamental feature fireplace, TV point, double panel radiator, four wall light points, UPVC double glazed bay window to the front aspect.

DINING ROOM
12' 2" (3.7M) X 10' 2" (3.1M)
Double panel radiator, two wall light points, UPVC double glazed window and French door to the garden, door to:-



BREAKFAST KITCHEN
15' 1" (4.6M) X 9' 6" (2.9M)
A well-proportioned kitchen comprises a range of white wall and base units with granite worksurfaces and upstands, one and a half bowl sink unit, integrated Neff gas hob and double oven, cupboard concealing the integrated extractor fan, space and plumbing for a dishwasher, contemporary oak wood breakfast bar, ceramic tiled flooring, ceiling spotlights, double panel radiator, UPVC double glazed window to the rear garden and door to:

LARGE UTILITY
12' 2" (3.7M) X 8' 2" (2.5M)
Spacious utility comprises wall and base units with rolltop worksurfaces, stainless steel single drain sink unit, space and plumbing for a washing machine and dryer, continuation of the tiled flooring, double panel radiator, ceiling light point, UPVC double glazed window and UPVC double glazed door to the garden, pine side door to:-



GARAGE
19' 4" (5.9M) X 8' 6" (2.6M)
Power, lighting, Worcester boiler, ceiling light point, up-and-over door.

HOME OFFICE
7' 7" (2.3M) X 10' 2" (3.1M)
Accessed from the garden is a useful home office having a ceiling light point, tiled floor, UPVC double glazed window to the rear

FIRST FLOOR LANDING
UPVC double glazed window to the side aspect, doors radiating off to bedroom one, bedroom two, bedroom three and bathroom.

MASTER BEDROOM (INCORPORATING BEDROOM 4)
20' 0" (6.1M) X 10' 6" (3.2M)
Originally built as a 4 bed, the owners have incorporated the 4th bedroom into the master suite, which is currently used as a dressing room but can easily be reinstated. The bedroom is fitted with wardrobes with hanging rails and shelving, two ceiling light points, two single panel radiators, two UPVC double glazed windows to the front aspect, door to:-



ENSUITE
Modern ensuite comprises low level flush WC, stone hand wash basin with storage cupboard beneath, shower enclosure with thermostatic shower unit, complementary tiling to walls and floors, chrome towel radiator, ceiling spotlights, obscure UPVC double glazed window to the side aspect.



BEDROOM TWO (REAR)
10' 2" (3.1M) X 8' 2" (2.5M)
Beautifully appointed bedroom with fitted wardrobes and fitted desk unit, single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (REAR)
10' 6" (3.2M) X 6' 11" (2.1M)
Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

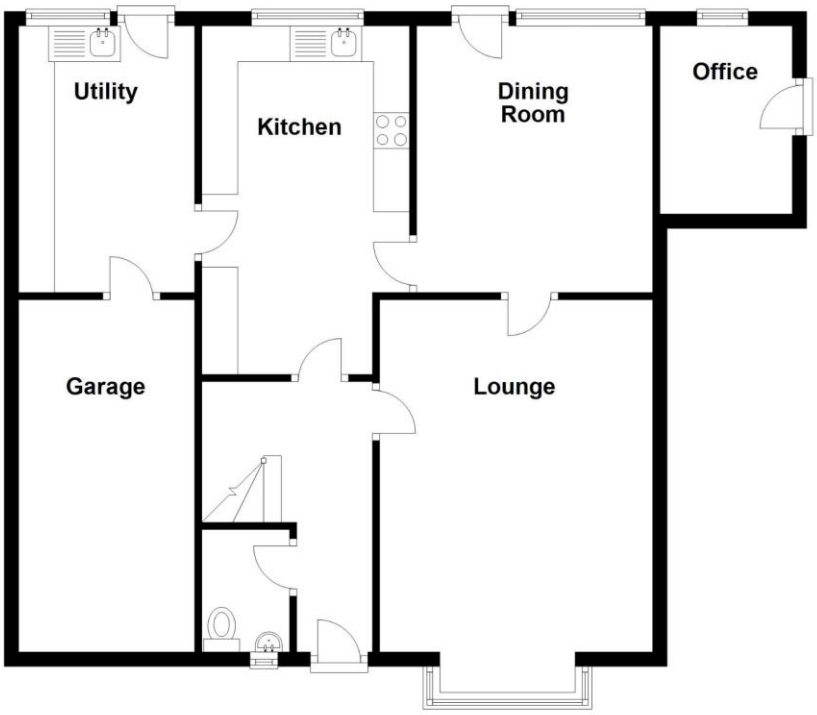
FAMILY BATHROOM
Modern three-piece suite comprising low level flush WC, hand wash basin, panelled bath with shower attachment, complementary tiling to walls and floor, single panel radiator, ceiling spotlights, obscure UPVC double glazed window to the side aspect.

GARDEN
A large paved patio leads to a most attractive garden with wood panel perimeter and landscaped beds and borders planted with an abundance of plants and shrubs. A large Oak Tree at the bottom of the garden that creates a private aspect.

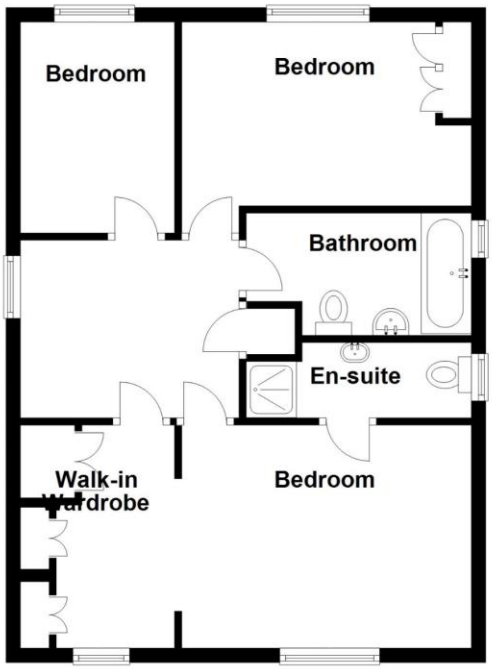


TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.

Ground Floor
Approx. 82.7 sq. metres (889.8 sq. feet)



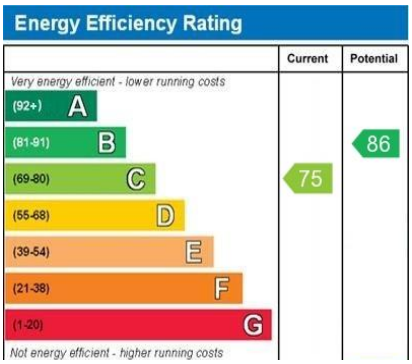
First Floor
Approx. 54.8 sq. metres (589.7 sq. feet)



Total area: approx. 137.5 sq. metres (1479.5 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.