



10 Spring Lane, B94 6QX

Sale Price of Offers in Excess of £700,000



**Love
Property Co.**

10 Spring Lane, Hockley Heath, Solihull, B94 6QX

Tenure - Freehold
EPC Rating – D
Council Tax Band - D

Love Property are pleased to offer this large 1732.0 sq. feet (160.9 sq. metres) fully refurbished to a high standard and being sold with **** NO UPWARD CHAIN****

This absolutely stunning three- or four-bedroom detached bungalow has been significantly extended and completely modernised throughout, offering a unique blend of contemporary style and versatile accommodation.

Set in the highly sought-after village of Hockley Heath, the property features a spacious open-plan kitchen, dining and family room with a semi-vaulted ceiling and underfloor heating, creating a bright and welcoming hub for daily living and entertaining. The living room is bathed in natural light, with bi-fold doors opening directly onto the rear garden, seamlessly blending indoor and outdoor spaces.

The ground floor also provides two well-proportioned bedrooms and a large bathroom with both a bath and a separate shower, catering comfortably to family needs or those seeking single-level living. Upstairs, the principal bedroom offers a magnificent luxury ensuite shower room, along with a walk-in-wardrobe/dressing room that could also serve as a fourth bedroom or home office, providing exceptional flexibility for modern lifestyles.

The outside space has been thoughtfully designed for both relaxation and entertaining, with a low maintenance rear garden that features a full-width patio, perfect for al fresco dining or summer gatherings. The garden is mainly laid to lawn, offering a safe and attractive area for children or pets to play, while mature borders add a touch of greenery and privacy. Side access leads to the front of the property, where there is ample off-road parking for multiple vehicles, as well as a well-maintained frontage that enhances the property's kerb appeal.



PROPERTY MEASUREMENTS:

LOUNGE

17' 6" x 11'10" (5.34m x 3.61m)

KITCHEN/DINING/FAMILY ROOM

26' 3" x 16 '1" (8.01m x 4.91m)

UTILITY

5' 8" x 9'9" (1.72m x 2.98m)

PRINCIPAL BEDROOM ONE (FIRST FLOOR)

15' 8" x 19' 0" (4.77m x 5.79m)

EN-SUITE (FIRST FLOOR)

9' 7" x 5' 5" (2.93m x 1.65m)

WALK-IN-WARDROBE (FIRST FLOOR)

4' 7" x 8' 1" (1.40m x 2.46m)

BEDROOM TWO (GROUND FLOOR)

11' 9" x 11' 10" (3.57m x 3.61m)

BEDROOM THREE (GROUND FLOOR)

10' 8" x 9' 10" (3.26m x 3.00m)

BEDROOM FOUR (FIRST FLOOR)

7' 7" x 19' 0" (2.30m x 5.79m)

BATHROOM (GROUND FLOOR)

8' 2" x 10' 2" (2.50m x 3.10m)

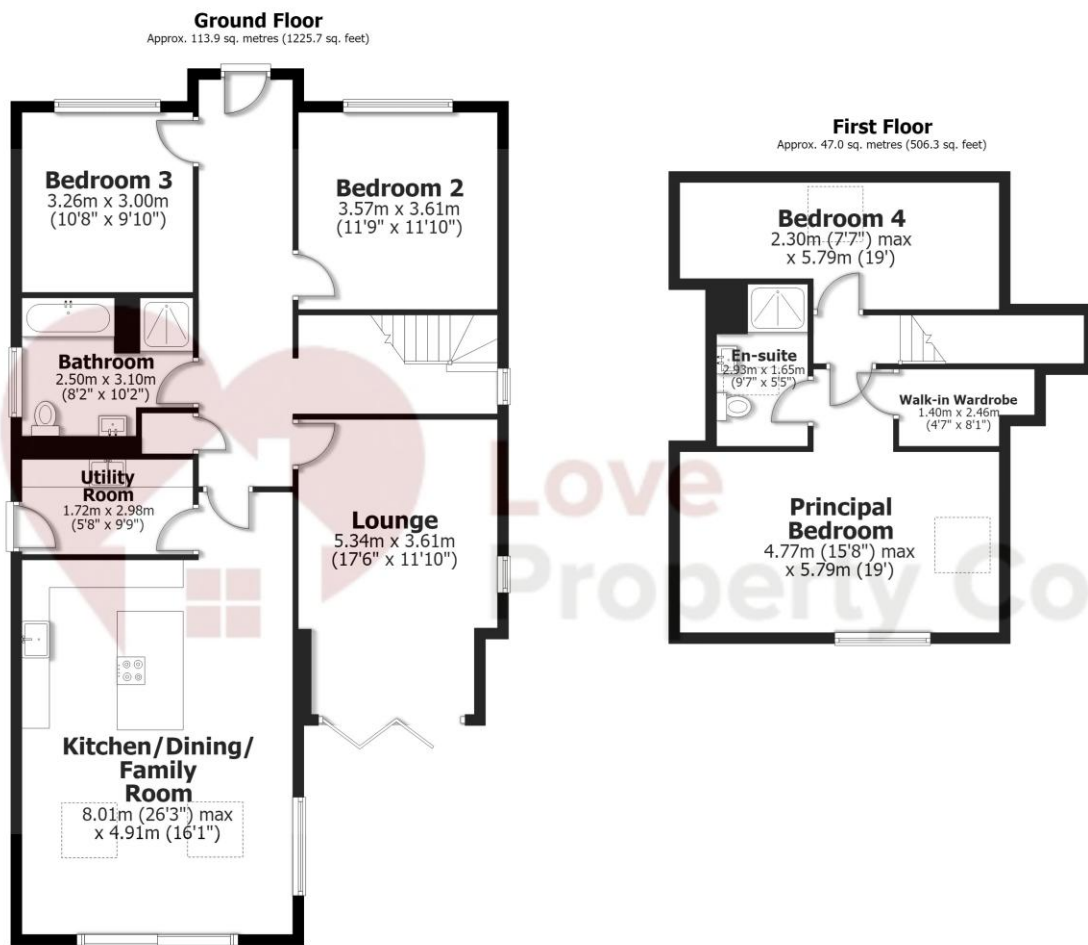
TOTAL SQUARE FOOTAGE

1732.0 sq. ft approx. (160.9 sq. Meters)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 160.9 sq. metres (1732.0 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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