



Tysoe Close, Hockley Heath, Solihull B94 6QG

Guide Price £599,950

Hawkins & Patterson
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A beautifully presented and extended detached family home in a quiet cul-de-sac location within Tudor Grange Primary Academy catchment. Four good size bedrooms. refitted ensuite and family bathroom, lounge, office/ playroom, breakfast room, kitchen/ dining room and private rear garden.

The property is set back from the road behind a double width tarmac driveway, lawned garden and flower borders. Access is gained via a double glazed entrance door into the porch with a further double glazed door to;

ENTRANCE HALL

Stairs off to the first floor, dado rail, radiator, feature flooring door to office/ playroom and lounge.

OFFICE/ PLAYROOM

Double glazed window to front, radiator.

LOUNGE

Double glazed window to front, radiator, coving to ceiling, gas living flame fire and door to;

KITCHEN/ DINING ROOM

Shaker style fronted base, wall and drawer units, granite worktops, one and half sink drainer unit, built in Bosch oven and gas hob, integrated fridge, dishwasher, double glazed window and french doors to rear garden, coving to ceiling, radiator, understairs shelved pantry and door to inner hallway.

DOWNSTAIRS WC

Frosted double glazed window to side, radiator, WC and wash basin, feature flooring.





BREAKFAST ROOM

Double glazed french door with side windows to the garden and radiator.

UTILITY ROOM

Fitted base and wall units, plumbing for washing machine, wall mounted central heating boiler, space for tumble dryer, sink drainer unit and double glazed door to side.

FIRST FLOOR LANDING

Large Airing cupboard and Loft hatch to boarded loft space.

BEDROOM ONE

Double glazed window to front, radiator, fitted bedroom suite with ample wardrobes and drawer units, door to;

ENSUITE SHOWER

Oversized cubicle with thermostatic shower, Wc, pedestal wash basin, tiled walls and floor, frosted double glazed window to front, ceiling downlights and extractor fan.

BEDROOM TWO

Double glazed to front and side, radiator and pedestal wash basin. Loft hatch to generous boarded loft space with storage and drawers.





BEDROOM THREE

Double glazed window to rear, radiator and built in wardrobe.

BEDROOM FOUR

Double glazed window to rear and radiator.

FAMILY BATHROOM

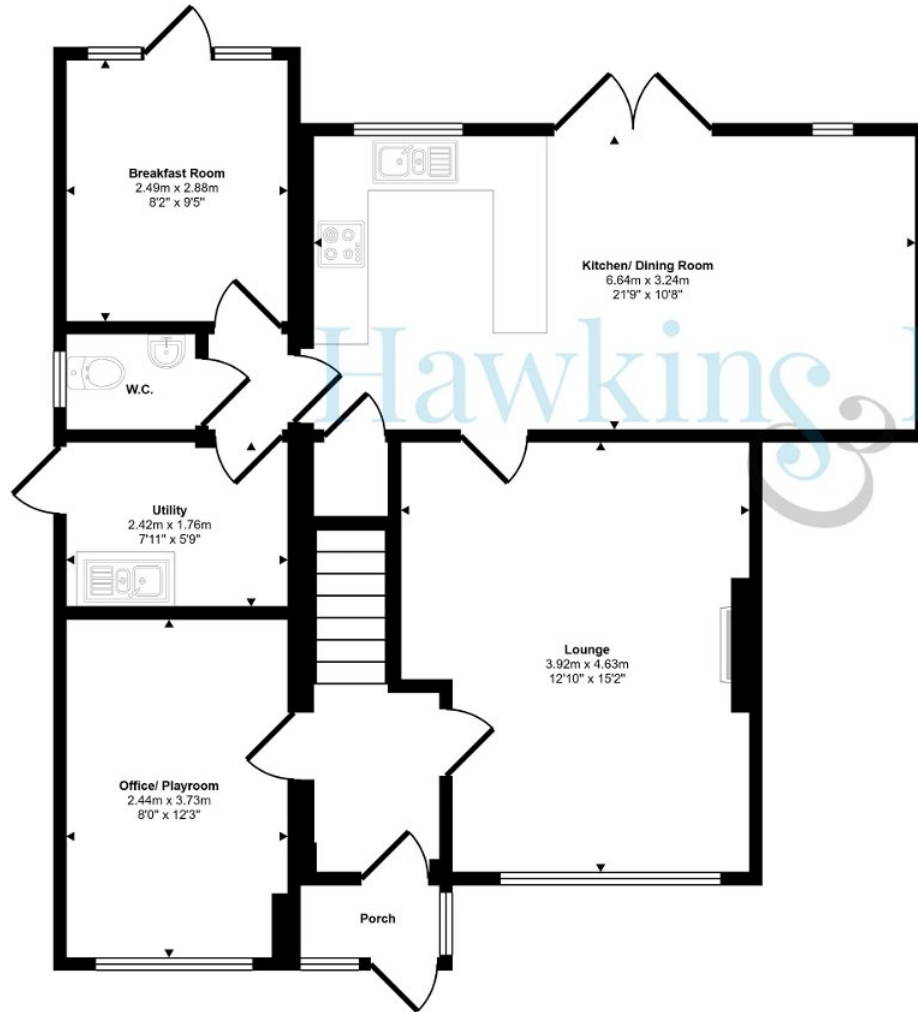
Refitted white suite, WC, wash basin and storage beneath, panelled bath with thermostatic shower over, tiled walls and feature flooring, shaver point, extractor fan. chromed heated towel rail, ceiling downlights and frosted double glazed window to rear.

REAR GARDEN

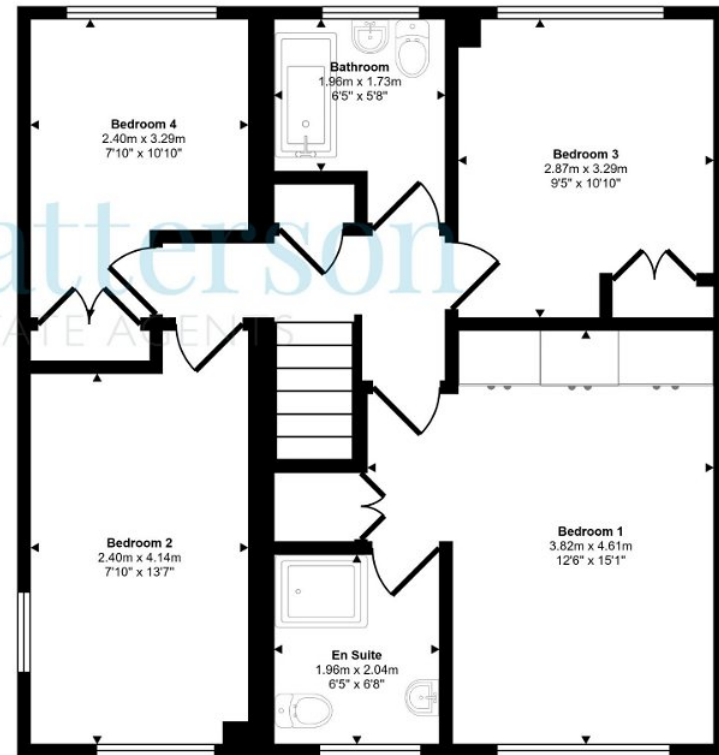
Enjoying a private aspect to the rear and being fully landscaped with additional drainage Shaped lawn, paved patio, paved path, well stocked flower & shrubbery borders, gated side passage leading to the front access with discreet bin storage and a good size shed/ workshop with light and power.



Approx Gross Internal Area
134 sq m / 1447 sq ft



Ground Floor
Approx 73 sq m / 782 sq ft



First Floor
Approx 62 sq m / 665 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.