



Rotherhams Oak Lane, Hockley Heath, Solihull, B94 6RW

Guide Price £1,100,000

**Hawkins & Patterson**  
ESTATE AGENTS



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## Rotherhams Oak Lane, Hockley Heath, Solihull, B94 6RW

Introducing a truly stunning opportunity to own a beautifully situated detached family home on a generous corner plot with picturesque views along the scenic Stratford-Upon-Avon canal. This exceptional property boasts four/five bedrooms, perfect for growing families or those in need of space for a home office or hobby room. With four reception rooms, there is ample space for entertaining guests or simply relaxing with family. The breakfast kitchen is a chef's dream with plenty of room for meal preparation and dining. Additionally, this property features a double garage for convenient parking and storage, as well as established gardens all around, perfect for enjoying the outdoors in privacy and tranquility.

Privately set back from the road behind a hedged frontage with a wide in and out driveway offering parking for numerous vehicles, walled edging, lawned foregarden and access to the double garage. Canopy porch with double glazed door leading to;

### RECEPTION HALL

Oak flooring, built in cloaks cupboard and doors leading to:

### GUEST WC

Refitted white suite, WC, wash basin, tiled splashback, wood flooring, double glazed window to front, chromed heated towel rail and ceiling downlights.

### KITCHEN

Double glazed window overlooking the driveway. A wide range of matching, fitted base, wall and drawer units, worktops, sink drainer unit, Master range oven with extractor over, corner carousel units, integrated NEFF dishwasher, shelved pantry cupboard. Integrated fridge, tiled flooring, ceiling downlights and opening through to the;







## **BREAKFAST ROOM**

Ceiling downlights, fitted dresser unit, tiled floor, double glazed french doors to the patio and door to;

## **UTILITY ROOM**

Fitted base units, worktops, plumbing and space for washing machine and tumble dryer, tiled splashbacks, space for chest freezer and tiled floor.

## **CONSERVATORY**

Poly-carbonate roof, double glazed window over looking the gardens, radiator and wood flooring, double doors to the patio area.

## **DINING ROOM**

Oak flooring, double glazed window to rear, radiator and double part glazed doors to;

## **LIVING ROOM**

Oak flooring, double window to rear, wall TV points and stairs off to the first floor.

## **BEDROOM**

Double glazed window to rear, radiator and ceiling downlights.

## **DOWNSTAIRS BATHROOM**

Refitted white suite, WC, vanity unit and wash basin, panelled bath and Aqualisa shower over, feature tiling, chromed heated towel rail, frosted double glazed window to front.









## BEDROOM

Double glazed window to front, built in wardrobe with sliding doors and radiator.

## BEDROOM

Double glazed window to rear, radiator and ceiling downlights.

## SITTING ROOM/ BAR

Double glazed windows to front and rear, oak flooring, ceiling downlights and radiator. Door to;

## SECOND CONSERVATORY

Poly-carbonate roof and double glazed windows overlooking the gardens, double doors, oak flooring.



## FIRST FLOOR LANDING

## BEDROOM

Fitted wardrobe, double glazed Velux skylight window, radiator and door to;

## ENSUITE SHOWER

Wash basin, WC, tiled floor, chromed heated towel rail, shower cubicle with thermostatic shower and side jets, built in storage and shelving.

## MASTER BEDROOM SUITE

Be-spoke fitted wardrobes with ample hanging rails and shelving, radiator double window to front and sky light to rear double glazed doors to the balcony and door to;

## ENSUITE BATHROOM

Corner Jacuzzi bath, tiled walls and floor, built in mirrors, WC, wash hand basin.



## BALCONY

This is something very special enjoying delightful views along the Stratford-Upon-Avon canal with woods and fields beyond. Such a delightful place to relax, have a drink and enjoying the afternoon and evening sun with a south west facing aspect.

## DOUBLE GARAGE

Light and power points and storage space above.

## GARDENS

The property enjoys established and generous gardens to the front and both sides, paved patio areas, matured shrubs and evergreens, external power points and lighting, water tap, paved path to the rear with a gate onto the canal tow path. There is an additional gated driveway with further parking space which would be ideal for a caravan/ boat or even possibly development subject to planning permission.





EPC BAND: E

Council Tax. Band: G









**Approx. Gross Internal Floor Area 2,716 sq. ft. (252.35 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission.