

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**01564 777 314**



## 41 Aylesbury Road

Guide Price of £550,000

**SCAN FOR MORE INFO**  
**SIZE** - 1545 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull MBC - D  
**BROADBAND** - Upload Max 220 Mbps  
 Download Max 1000 Mbps  
**MOBILE** - EE Three O2 Vodafone  
**EPC** - C  
**PARKING** - Driveway Parking and Garage  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

A beautifully presented three storey period property in a very popular location of Hockley Heath. Three bedrooms, three refitted bathrooms, study, spacious living room, superb refitted kitchen/ dining room, utility and downstairs toilet, tandem garage and delightful secluded rear garden.

### FEATURES

- Beautifully Presented Edwardian Semi Detached
- Spacious Lounge
- Modern Kitchen/Dining Room
- Utility and Guest WC
- Three Double Bedrooms
- Three Bathrooms
- Private Garden
- Tandem Garage

Are you an investor  
interested in expanding your  
portfolio?

Call **01564 777 314** to provide your  
investment criteria for alerts.

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### The Mortgage Update

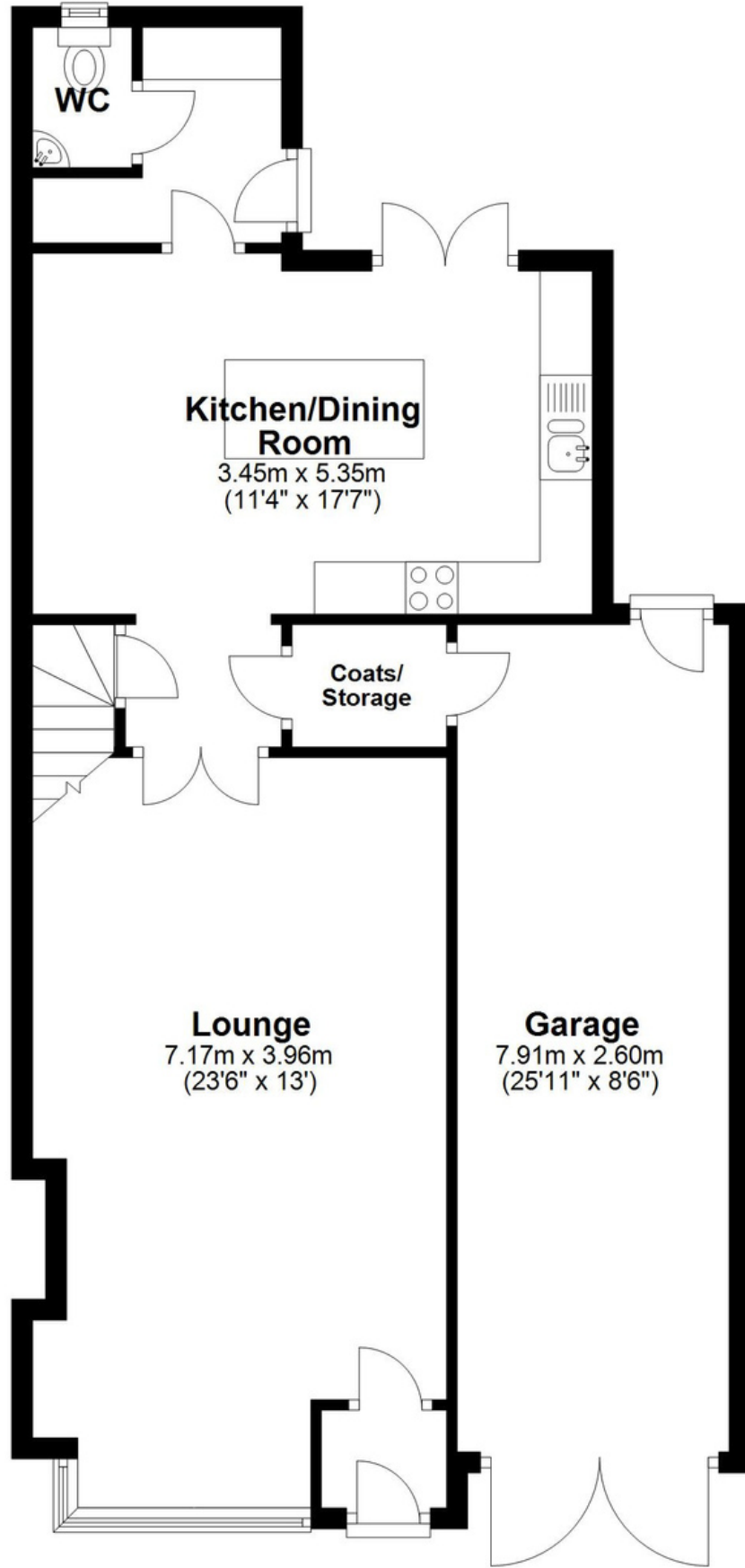
Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



SCAN TO VIEW OUR  
WEEKLY FILMS &  
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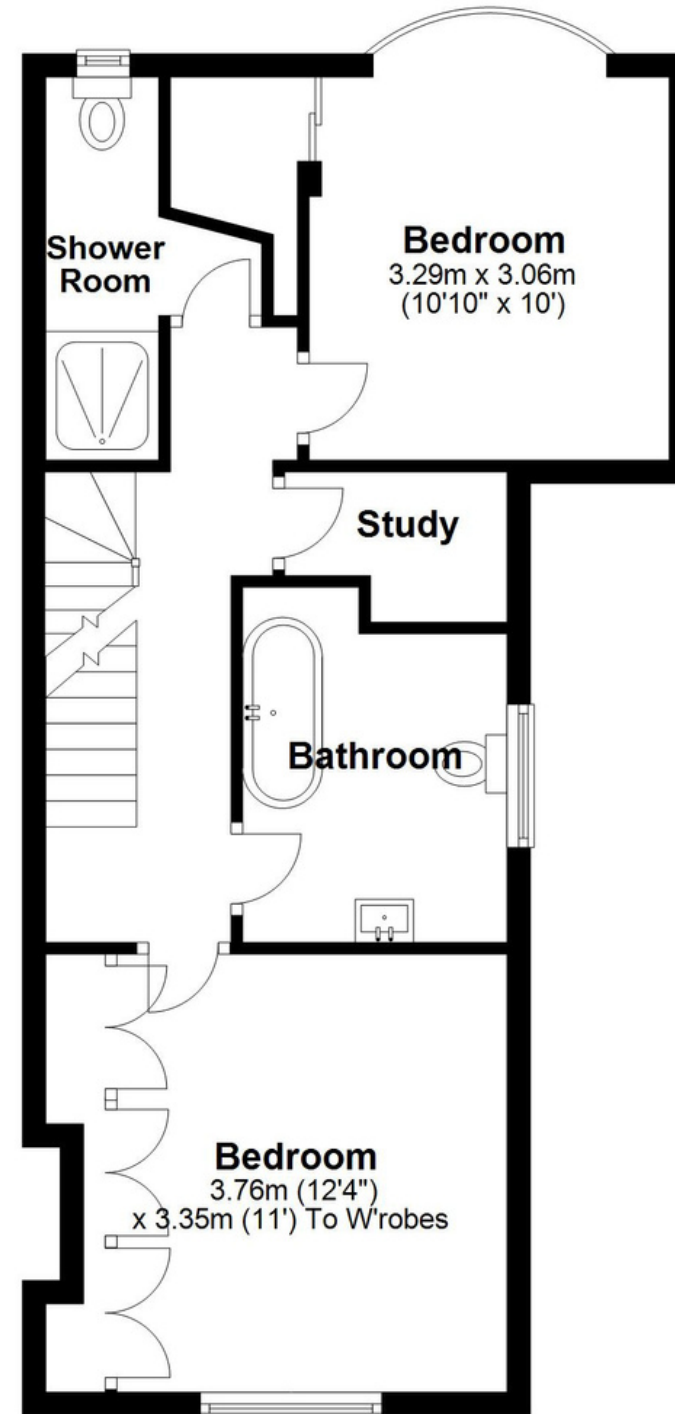
### Ground Floor

Approx. 77.7 sq. metres (836.1 sq. feet)



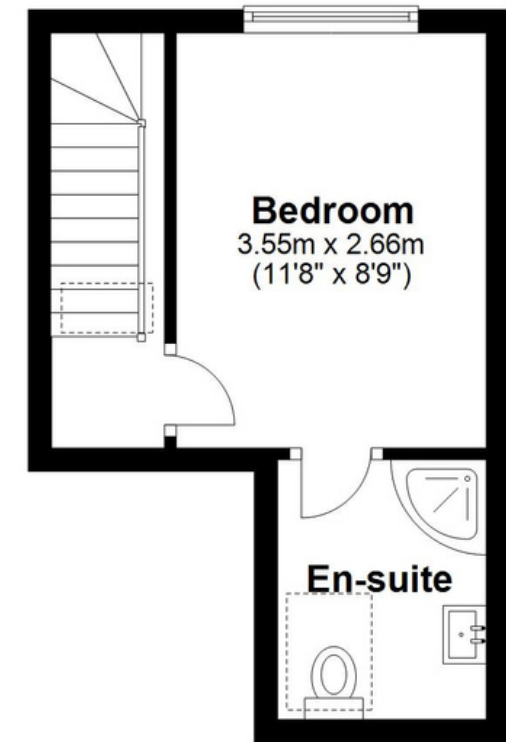
### First Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



### Second Floor

Approx. 17.4 sq. metres (187.6 sq. feet)



**Total area: approx. 143.5 sq. metres (1545.1 sq. feet)**

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.