

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**



**SCAN FOR MORE INFO**  
**SIZE** - 1132Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - D  
**BROADBAND** - Upload Max 220 Mbps  
Download Max 1800 Mbps  
**EPC** - 67 - D  
**PARKING** - 2 Driveways & Single Garage  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

## Shelfield Way

Hockley Heath, B94

This beautifully presented semi-detached house is a true gem waiting to be discovered. Fully renovated to a high standard, the property is set on a corner plot and offers both space and privacy. It is a must-see for anyone seeking a comfortable and stylish living space in a sought-after area.

### FEATURES

- Beautifully Presented Semi-Detached Family Home
- Modern Fitted Kitchen with Integrated Appliances
- Lounge/Diner with Conservatory
- Guest Cloakroom with Utility Room
- Principal Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Contemporary Family Bathroom
- Low Maintenance Rear Garden
- Driveway Parking to Front and Rear
- Single Detached Garage
- Tudor Grange Academy Catchment

Are you an investor  
interested in expanding your  
portfolio?

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



SCAN TO **VIEW OUR**  
**WEEKLY FILMS &**  
**SUBSCRIBE**

### Sneak Peeks

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

### The Landlord Club

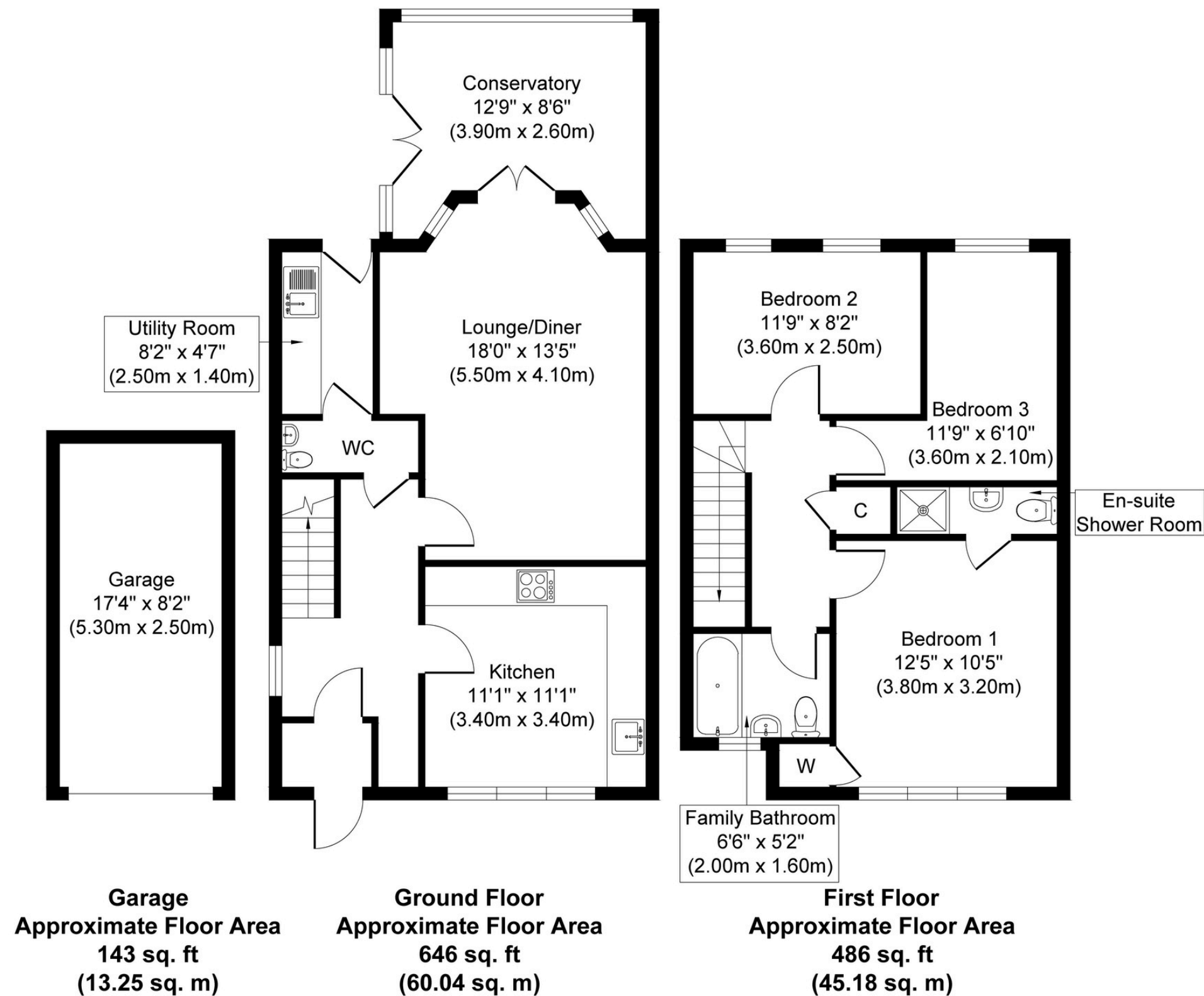
Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

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

### The Mortgage Update

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



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, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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