



SHEPHERD CULLEN

Avon House
Stratford Road
Hockley Heath

Situated within approx. 0.6 acres and located within walking distance to the village centre of Hockley Heath, this four bedroom detached family home stands proudly set back from the road with open field views to the rear elevation.

Upon arrival, the property benefits from an extremely spacious driveway with feature turning circle, providing parking for multiple vehicles. The established lawn area and variety of trees to the front elevation reflect the open field views to the rear elevation and surrounding countryside. This property is perfectly placed for the countryside lifestyle, yet is situated within walking distance to Hockley Heath village, providing an array of local amenities.

Versatile accommodation is provided to the main house (approx. 2974 sq ft) and in the separate detached Coach House (approx. 1132 sq ft), benefiting from its own gated entrance just off the driveway.





The welcoming porchway provides access into the main house comprising of four reception rooms to the ground floor, including a formal dining room, with feature bay window and formal living room with bifold doors through to the study. The study creates the perfect work from home space or could be used as a play room perhaps.

The separate family room with built in media wall and storage is situated to the rear of the property with French doors onto the rear decking and garden, perfect for in the summer months.

The modern and spacious family breakfast room benefits from a large central island with plentiful storage and double wine cooler, in addition to the adjacent seating area with room for four chairs. Further storage cupboards and integrated appliances are situated overlooking the rear decking and open fields beyond.

The separate utility room is usefully situated just off the kitchen with further storage cupboards, separate sink and space for white goods. The garden is accessible from the utility room, ideal for pets or returning from a countryside walk.

The downstairs guest WC completes the ground floor accommodation.





There are four bedrooms to the first floor and two bathrooms. All bedrooms benefit from fitted wardrobes and the principal bedroom enjoys a walk in dressing room, which is currently used as a study. The shower room enjoys a large walk in shower with floor to ceiling height tiling and the family bathroom benefits from a luxury bath tub, floating double vanity unit and large walk in shower.

Many characterful features are found throughout the property including an elevated ceiling height, bay windows, feature coving and architrave detail.



Coach House

Further accommodation is situated in the detached Coach House, providing versatile use for guests, relatives or teenagers perhaps. The Coach House is secured behind a gated entrance and totals to approx. 1132 sq ft.

The living room with feature bay window, separate kitchen and dining area and further guest toilet complete the ground floor accommodation. There are two bedrooms to the first floor which share use of the shower room.



There are two garages within the grounds of Avon House. The first is attached to the Coach House and the additional detached double garage is situated to the left-hand side of the main house.

Externally, the rear decking and garden enjoy an established array of foliage, trees and planting with open field views enhancing the feeling of space and tranquillity of the property's location. Various pockets of space can be enjoyed, creating several dining areas and room for play equipment.

Location

Hockley Heath is an aspirational address for many, combining the country lifestyle, yet benefiting from the excellent local connections to Dorridge, Solihull and Stratford Upon Avon, all offering an array of local amenities.

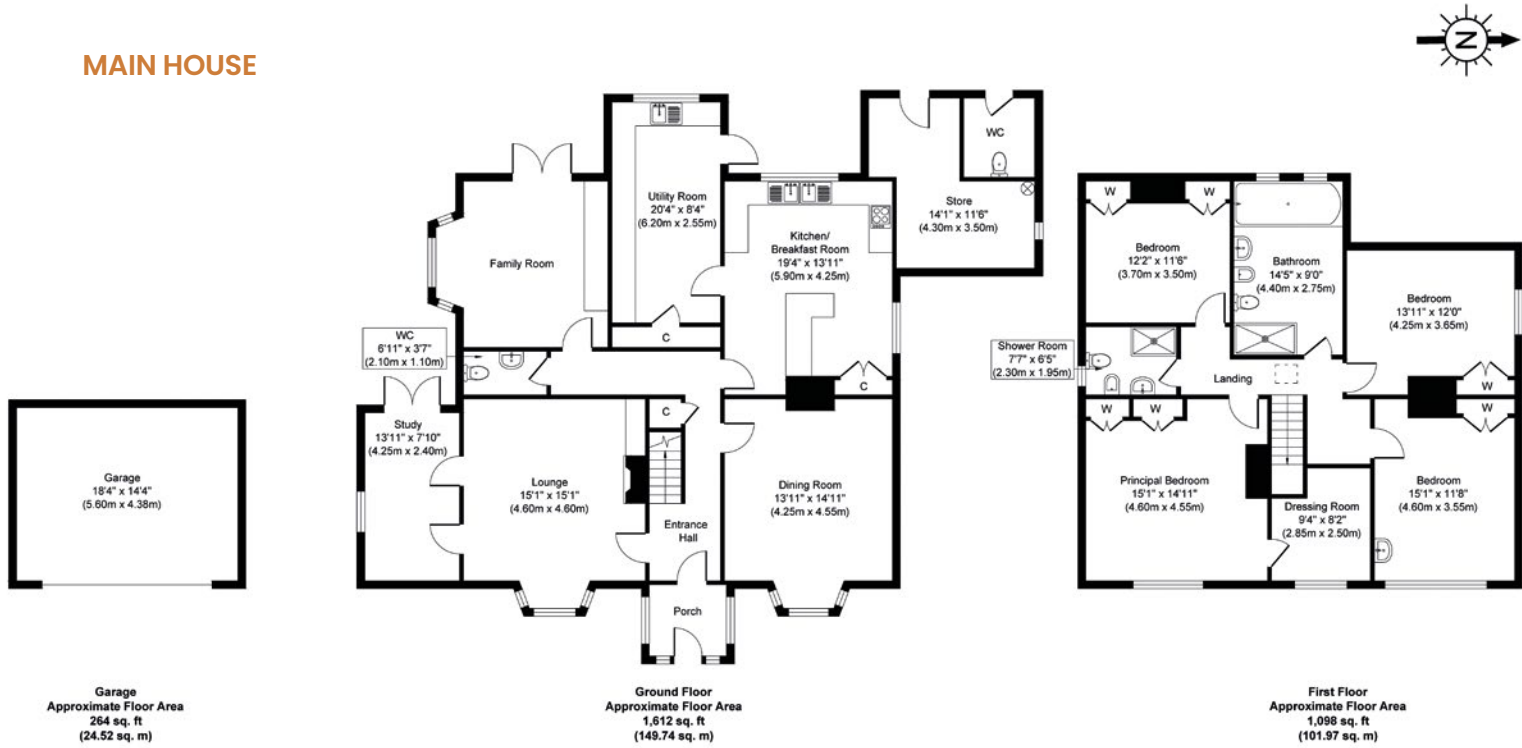
Hockley Heath Village Centre is conveniently situated within walking distance from the property where Marsins Bakery, the local pub, Mills Butchers, Nelsons Fish and Chips and the Coop convenience store are most popular amongst the locals. The local park is also within walking distance of the property.

Solihull Town Centre is situated approx. 5.3 miles away offering a wide range of shopping facilities, entertainment and eateries.

The property is greatly situated for road, rail and air transport links. There is a direct bus route from Hockley Heath to Solihull Town Centre offering regular services throughout the day. Dorridge Train Station is approx. 2.6 miles away, providing frequent services to London Marylebone and Birmingham City Centre. Birmingham International Airport is approx. 9.1 miles away and approx. 3.2 miles to Junction 4 of the M42.



MAIN HOUSE

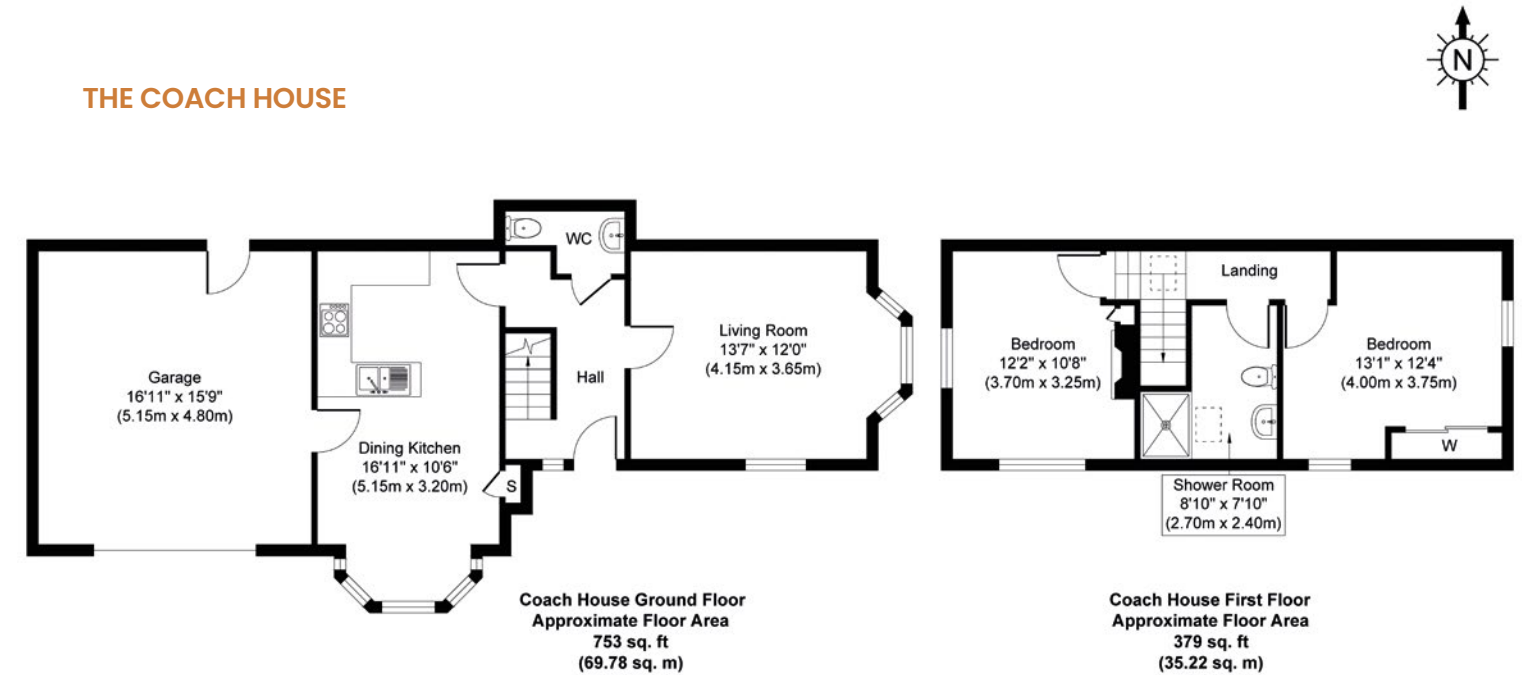


Approx. Gross Internal Floor Area 2,974 sq. ft / 276.23 sq. m

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, 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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THE COACH HOUSE



Approx. Gross Internal Floor Area 1,132 sq. ft / 105.00 sq. m

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General Information

Tenure: Freehold
Services: Main House
All main services are connected to the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D
Local Authority: Solihull Metropolitan Borough Council
Council Tax Band G (correct at time of assembling the sales details)
Postcode: B94 5NJ

AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.

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