



39 Aylesbury Road, B94 6PD

Sale Price £675,000



**Love
Property Co.**

39 Aylesbury Rd, Hockley Heath, Solihull, B94 6PD

Tenure - Freehold
EPC Rating – D
Council Tax Band – D

Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this large and extended 2319.4 sq. ft (215.4 sq. metres) curb appealing period property offering five double bedrooms, three bathrooms/en-suite shower rooms, separate lounge, open plan kitchen/dining/family room, utility, pantry & downstairs WC, side storage with access to rear of property.

This property also benefits from oak doors throughout, LVT flooring and wet type underfloor heating to ground floor.

The quality, modern and large Wren kitchen with 4 Velux Solar windows bringing lots of light also comprises of Quartz worktops, breakfast island, double sink, space for range cooker, extractor, dishwasher, fridge/freezer with space for washing machine and tumble dryer with storage units within the utility room with bi-fold doors to garden.

To the first floor off a large imposing landing there are four double bedrooms, bedroom two with en-suite and separate family bathroom with separate bath and walk in shower.

The second floor has a loft conversion being the principal bedroom, en-suite and walk-in dressing room with beautiful views of the countryside.

Externally there is a large mill board decking area perfect for alfresco dining throughout the summer months. The garden is mainly laid to lawn with hedges and two outbuilds/sheds. The block paved driveway has parking for several cars.



PROPERTY MEASUREMENTS

KITCHEN/DINING/FAMILY ROOM

29' 8" x 19' 9" (9.04m x 6.03m)

UTILITY

6' 8" x 7' 9" (2.02m x 2.36m)

LOUNGE

13' 7" x 12' 11" (4.13 m x 3.93m)

STORAGE

11' 0" x 6' 8" (3.35 m x 2.04m)

WC

5' 10" x 3' 1" (1.78 m x 0.95m)

PRINCIPAL BEDROOM ONE (LOFT CONVERSION)

17' 2" x 14' 1" (5.24m x 4.28m)

EN-SUITE

20' 1" x 12' 7" (6.13m x 3.84m)

DRESSING ROOM

9' 5" x 8' 3" (2.86m x 2.51m)

EN-SUITE

10' 2" x 8' 3" (3.09m x 2.51m)

BEDROOM TWO

10' 10" x 13' 0" (3.29m x 3.95m)

EN-SUITE

5' 7" x 5' 7" (1.70m x 1.70m)

BEDROOM THREE

11' 5" x 13' 3" (3.49m x 4.04m)

BEDROOM FOUR

13' 0" x 8' 2" (3.97m x 2.50m)

BEDROOM FIVE

11' 0" x 7' 11" (3.36m x 2.41m)

FAMILY BATHROOM

12' 4" x 8' 2" (3.76m x 2.50m)

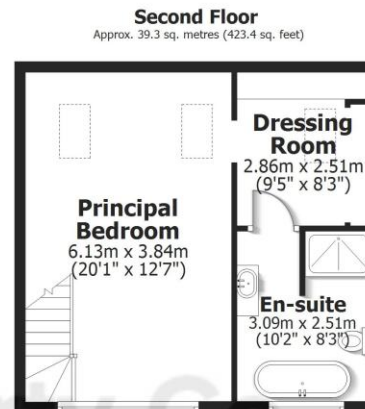
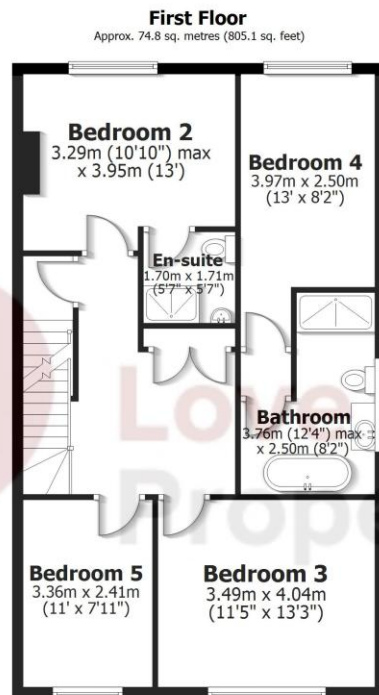
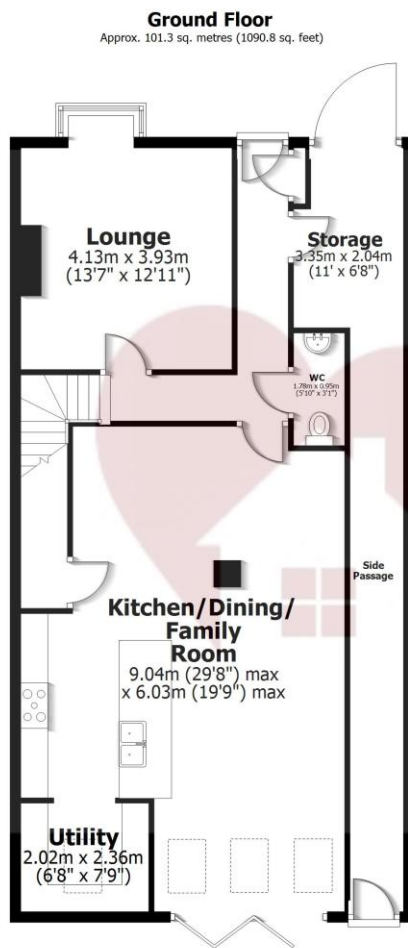
TOTAL SQUARE FOOTAGE

2319.4 sq. Feet (215.5 sq. Metres) approx.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 215.5 sq. metres (2319.4 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Love
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