



# Aylesbury Road, Hockley Heath

## Offers Around £415,000

- PORCH ENTRANCE
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- GOOD REAR GARDEN
- RECEPTION HALLWAY
- CONSERVATORY
- SIDE PORCH
- SHOWER ROOM
- FRONT DRIVEWAY



This 1950's semi detached bungalow sits on the edge of the popular village of Hockley Heath which lays along the A34 Stratford Road approximately 2 miles away from the junction of the M42 motorway which forms the hub of the national motorway network and one junction down one will come to Solihull and a further junction along will bring you to the National Exhibition Centre, Resorts World. Motorcycle Museum and Birmingham International Airport and Railway Station.

Regular bus services operate along the Stratford Road to the city centre of Birmingham and also to Dorridge, Knowle and into Solihull and in the opposite direction less frequent service will take you into Stratford via Henley in Arden.

Hockley Heath has a village feel to it with a local cricket club, sports facilities, children's play ground and pubs and restaurants; there are also convenience stores and assorted shops.

The property sits well back from the road behind a paved driveway providing parking bay for numerous vehicles and extends to a UPVC double glazed door which opens to the

### **PORCH ENTRANCE**

Having UPVC double glazed window to the side and front door opening to the

### **RECEPTION HALLWAY**

Having UPVC double glazed window to the side, two ceiling points, loft hatch access, central heating radiator and doors radiating off

### **LOUNGE**

**14'6" x 14'0" (4.42m x 4.27m)**

Having sliding double glazed doors to the conservatory, ceiling light point, central heating radiator and door opening to the kitchen

### **CONSERVATORY**

**12'10" x 12'5" (3.91m x 3.78m)**

Having UPVC double glazed windows and double opening doors to the rear garden, ceiling light point and central heating radiator

### **KITCHEN**

**11'9" x 9'0" (3.58m x 2.74m)**

Having UPVC double glazed window to the rear and multi paned door opening to the side porch, ceiling light point, wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric double oven, gas hob with extractor canopy over, space and plumbing for a washing machine and a slimline dishwasher

### **SIDE PORCH**

**8'8" x 6'0" (2.64m x 1.83m)**

Having UPVC double glazed window to the side, door opening to the side access and wall light point

### **BEDROOM ONE**

**12'0" x 10'0" (3.66m x 3.05m)**

Having UPVC double glazed bow window to the front, ceiling light point and central heating radiator

### **BEDROOM TWO**

**10'4" x 9'0" (3.15m x 2.74m)**

Having UPVC double glazed bow window to the front, ceiling light point and central heating radiator

### **BEDROOM THREE**

**10'0" x 9'0" (3.05m x 2.74m)**

Having UPVC double glazed window to the side, ceiling light point and central heating radiator

### **SHOWER ROOM**

Having UPVC double glazed window to the side, ceiling light point, central heating radiator, shower enclosure, pedestal wash hand basin, low level WC and shelved recess

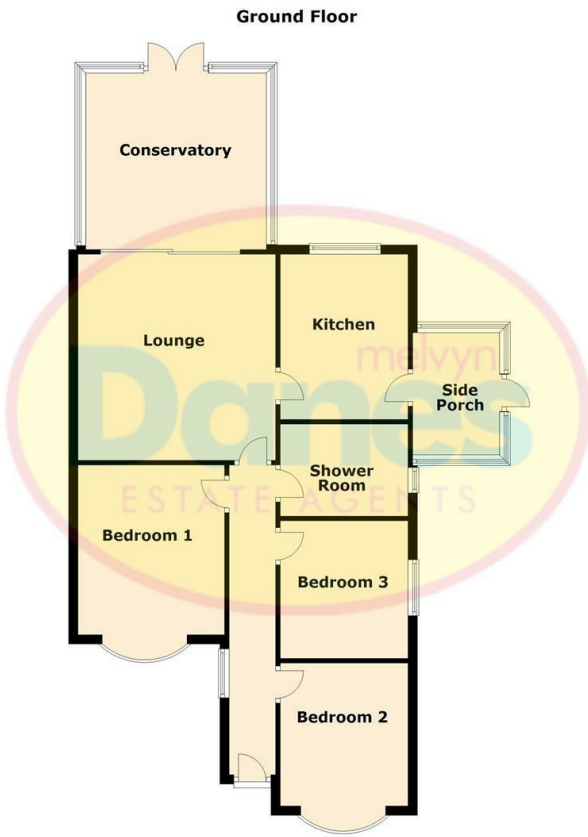
### **REAR GARDEN**

Having paved patio area with pathway access to the side, brick built store, extensive lawn with defined boundaries and two additional garden sheds



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE: We are advised that the property is Freehold

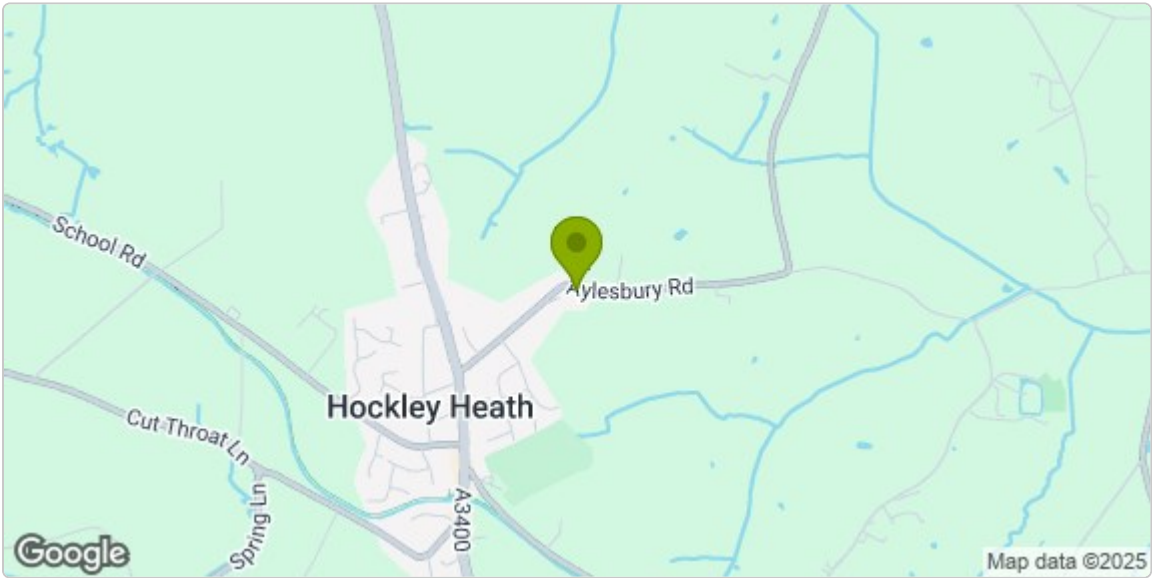
BROADBAND: We understand that the standard broadband download speed at the property is around 4 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 16/01/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:  
82 Aylesbury Road Hockley  
Heath Solihull B94 6PJ

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		