



Stratford Road, Hockley Heath Solihull

**burcell**  
edwards



## Property Description

Discover the allure of village living with this charming two-bedroom cottage-style house in the picturesque setting of Hockley Heath, Solihull. Nestled amidst tranquil surroundings, this property exudes character and warmth, offering a cozy retreat for its inhabitants. Boasting off-road parking, convenience meets comfort as you arrive at your doorstep. Inside, the cottage features two inviting bedrooms, perfect for a small family or those seeking a quaint abode. With its traditional charm and modern amenities, this home offers the best of both worlds. Explore the vibrant village community and enjoy easy access to local shops, eateries, and scenic countryside walks. Experience the idyllic lifestyle you've been dreaming of in this delightful Hockley Heath residence.

## Entrance Porch

Double glazed door and window to front elevation and central heating radiator.

## Lounge

15' 2" x 12' 5" ( 4.62m x 3.78m )

Double glazed windows to front and rear elevations, central heating radiator and fireplace.

## Kitchen

11' 4" x 6' 3" ( 3.45m x 1.91m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, extractor hood, space and plumbing for washing machine and dishwasher, tiling to splash prone areas and under stairs storage.

## Lean- To

9' 9" x 5' 6" ( 2.97m x 1.68m )

UPVC construction, double glazed window to rear elevation and door leading to rear garden.

## Landing

Double glazed window to rear elevation.

## Bedroom One

12' 9" max x 10' 3" ( 3.89m max x 3.12m )

Double glazed window to front elevation, central heating radiator and built in wardrobes.

## Bedroom Two

12' 2" x 8' 8" ( 3.71m x 2.64m )

Double glazed window to front elevation, central heating radiator, built in wardrobes and loft access.

## Bathroom

Double glazed window to rear elevation, bath, shower, wash hand basin, W.C, central heating radiator, shaver point, tiling to splash prone areas and airing cupboard.

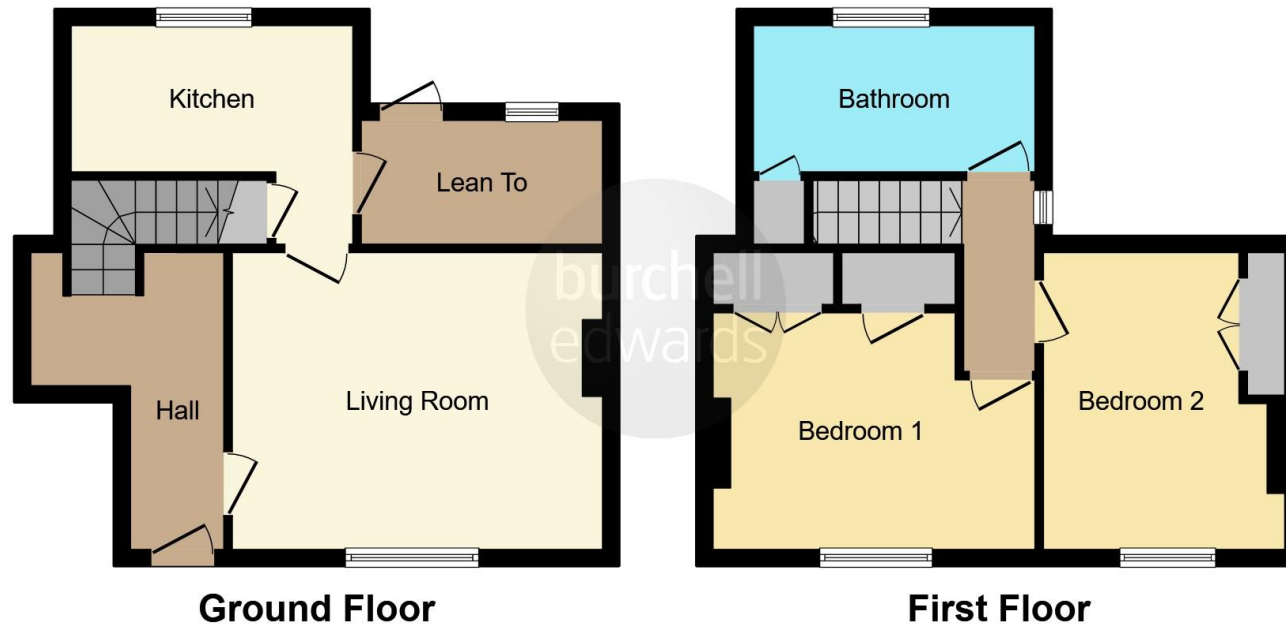
## Rear Garden

paved patio area and brick storage shed.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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183 Stratford Road Shirley  
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EPC Rating: D

Tenure: Freehold

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