



Aylesbury Road, Hockley Heath

Guide Price £625,000





PROPERTY OVERVIEW

Introducing this stunning four bedroom semi-detached Edwardian property located on a highly sought after road in Hockley Heath. Set over three floors, this exquisite home boasts a wealth of features that cater to modern living. Upon entry, you are greeted by an inviting hallway that seamlessly connects to the ground floor accommodation. With Amtico flooring throughout the hallway, kitchen, dining area, home office and utility and the focal point of the property is the impressive open plan kitchen and dining room, with bi-fold doors to the garden, complete with a central island and abundant seating space, complemented by a practical utility room for convenience. The spacious living room comes equipped with a feature log burner and offers lovely views to the front of the property. Additionally, a dedicated home office provides an ideal space for remote work or study. Upstairs, the first floor comprises three bedrooms, including a principal bedroom with ensuite, while the remaining bedrooms are serviced by a well-appointed family bathroom. Ascend to the second floor to discover a generously proportioned double bedroom with ample storage and access to a large loft storage space.



Completing this fine home is a beautiful rear garden with a patio seating area, perfect for outdoor relaxation and al fresco dining. Experience the epitome of contemporary living in this exceptional property.

PROPERTY LOCATION

Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores, amenities, excellent schools and park providing recreational facilities. The village is well placed for both the M40 and M42 which lead to the Midlands motorway network and centres of commerce and culture. Dorridge and Lapworth are both neighbouring villages whilst Solihull town centre is within some six miles and provides further and more comprehensive facilities and falls within the Tudor Grange School catchment area.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Semi-Detached Property
- Set On A Highly Sought After Road
- Set Over Three Floors
- Large Open Plan Kitchen / Diner
- Spacious Living Room
- Utility Room & Home Office
- Four Double Bedrooms
- Principal Bedroom With Ensuite
- Beautiful Lawn Rear Garden





HALLWAY

LIVING ROOM

13' 9" x 12' 0" (4.19m x 3.66m)

WC

4' 11" x 4' 10" (1.50m x 1.47m)

KITCHEN/DINER

KITCHEN AREA

14' 11" x 12' 4" (4.55m x 3.76m)

DINING AREA

19' 5" x 12' 7" (5.92m x 3.84m)

HOME OFFICE

7' 3" x 7' 2" (2.21m x 2.18m)

UTILITY ROOM

7' 2" x 5' 0" (2.18m x 1.52m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 0" x 12' 0" (3.66m x 3.66m)

ENSUITE

6' 0" x 5' 8" (1.83m x 1.73m)

BEDROOM TWO

12' 6" x 10' 10" (3.81m x 3.30m)

BEDROOM THREE

9' 9" x 9' 8" (2.97m x 2.95m)

BATHROOM

8' 11" x 6' 0" (2.72m x 1.83m)



SECOND FLOOR

BEDROOM FOUR

14' 4" x 10' 9" (4.37m x 3.28m)

LOFT STORAGE

TOTAL SQUARE FOOTAGE

144.4 sq.m (1554 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR TWO VEHICLES

REAR GARDEN WITH PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

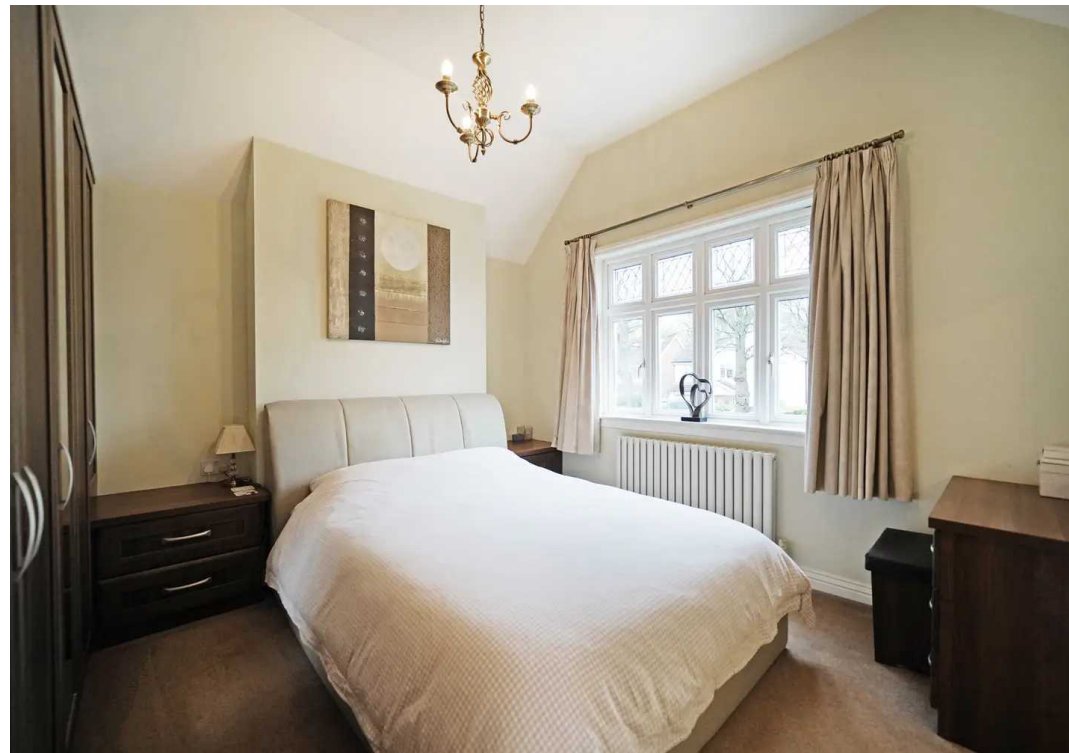
Bosch integrated oven, Bosch integrated hob, Bosch extractor, AEG fridge, Bosch dishwasher, all carpets, blinds and light fittings, some curtains, fitted wardrobes in four bedrooms, wood burner and underfloor heating in bathrooms.

ADDITIONAL INFORMATION

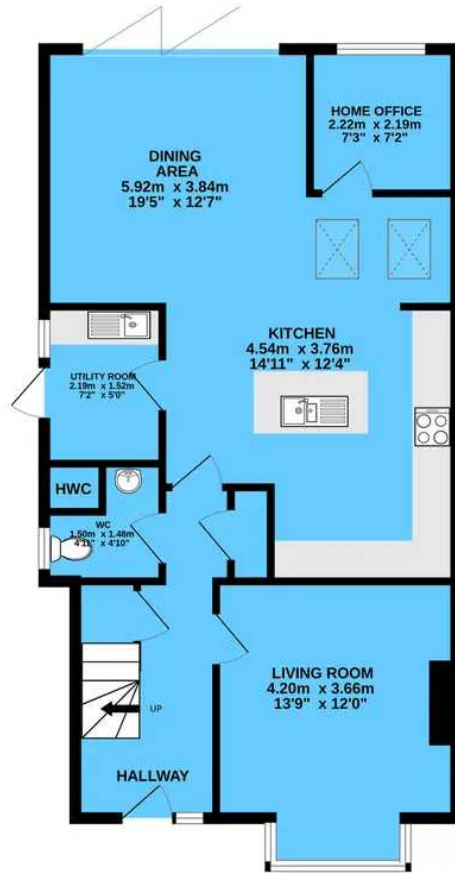
Services - mains gas, electricity and sewers.
Broadband - BT - fibre optic. Loft space - boarded with lighting (access via bedroom 4, no ladder needed).

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.



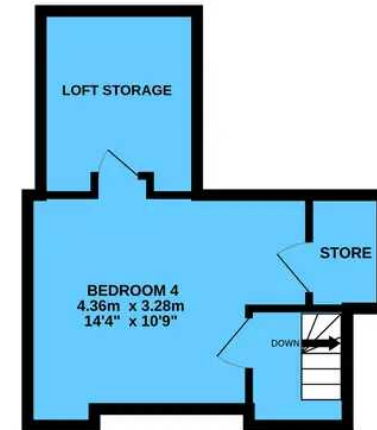
GROUND FLOOR
68.5 sq.m. (737 sq.ft.) approx.



1ST FLOOR
57.7 sq.m. (621 sq.ft.) approx.



2ND FLOOR
18.2 sq.m. (196 sq.ft.) approx.



TOTAL FLOOR AREA : 144.4 sq.m. (1554 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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