

melvyn Danes
ESTATE AGENTS

Stratford Road

Hockley Heath

Asking Price £575,000

Description

This three bedroomed detached property sits in the heart of the popular village of Hockley Heath which is located 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 within walking distance.

The property is approached via a long tarmac drive allowing parking for numerous way with lawned fore garden leading to the front vestibule entrance and side access to the garage doors and rear garden. Upon entering the property you are greeted by a large entrance hall with an original staircase giving a feeling of grandeur. Off the hallway is the principle reception room. A large room with bay window and brick built fire place. Off the hall is access into the newly fitted kitchen. A shaker style kitchen with integrated appliances and further access into the second reception making an ideal dining room with the benefit of a glazed door opening onto the rear garden. To the rear of the kitchen there is access into a generous utility room currently housing the boiler with external access onto the side driveway.

To the first floor we have three bedrooms two of which are particularly generous double with the third being a smaller double with twin aspect windows. Off the landing is a large storage cupboard that could have further use with the right fitments. The family bathroom and separate toilet are also located on the first floor.

The property benefits from a large tandem double garage and workshop. An ideal space that has great potential for formal conversion (stpp) or operation as a business.

To the rear we have a large garden mainly laid to lawn with panelled fencing and mature shrubs.













Accommodation

Entrance Hall

Living Room
15'3" x 11'10" (4.66 x 3.62)

Kitchen
9'8" x 11'9" (2.97 x 3.60)

Dining Room
11'10" x 9'10" (3.63 x 3.00)

Utility
13'2" x 9'7" (4.02 x 2.94)

Bedroom One
15'9" x 11'10" (4.81 x 3.62)

Bedroom Two
14'6" x 9'10" (4.42 x 3.00)

Bedroom Three
6'10" x 9'9" (2.10 x 2.98)

Bathroom
5'0" x 8'9" (1.54 x 2.69)

Separate Toilet

Boiler Room
4'4" x 5'9" (1.34 x 1.77)

Garage+Workshop
29'3" x 11'6" (8.93 x 3.53)

Gardeners Toilet

Covered Patio
9'2" x 9'10" (2.80 x 3.02)

Private Rear Gardens













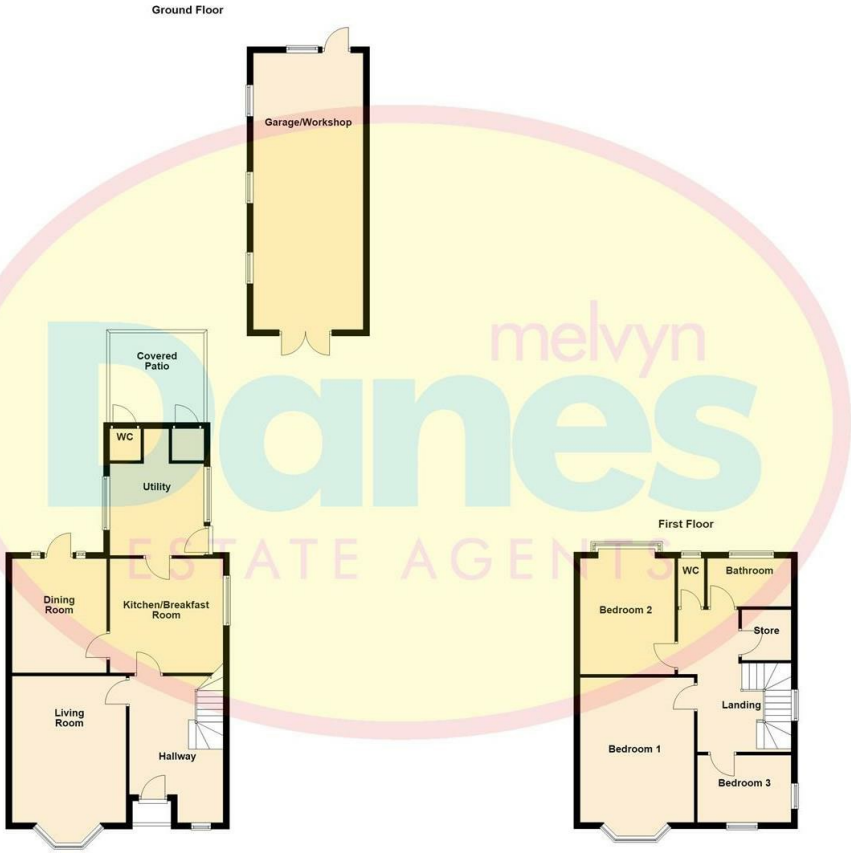
TENURE: We are advised that the property is Freehold

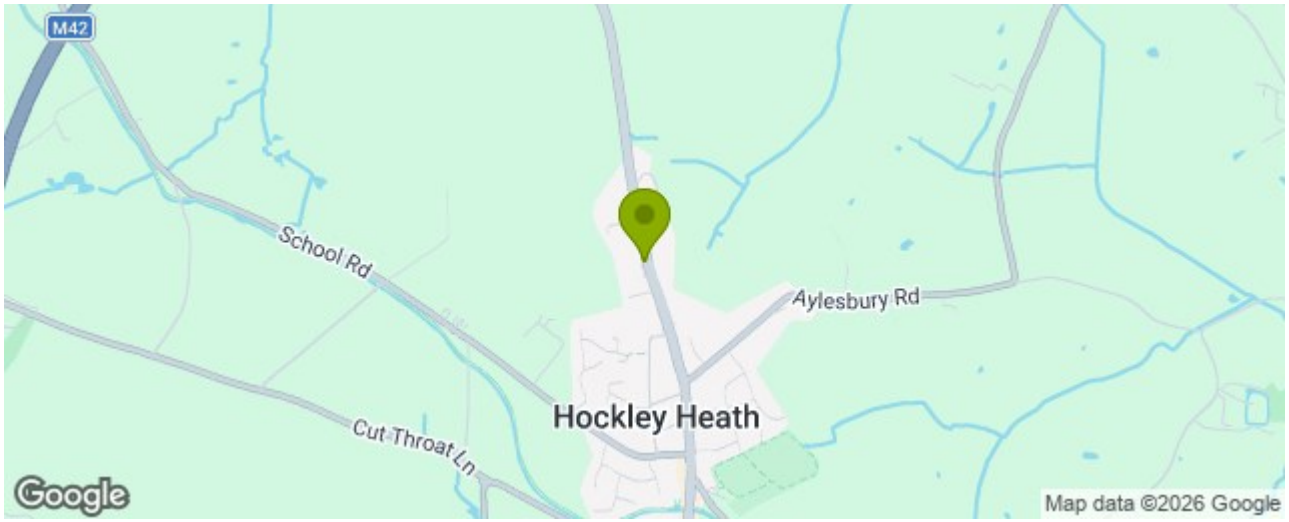
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 24/8/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

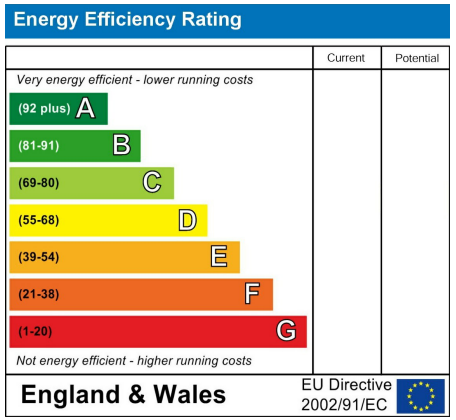
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





2192 Stratford Road Hockley Heath Solihull B94 6NU
Council Tax Band: F



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.