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## 6 Orchard Road

Hockley Heath, B94 6QR  
Offers in the Region of £725,000

**SCAN FOR MORE INFO**  
**SIZE** - 1851 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - F  
**BROADBAND** - Upload Max 220Mbps Download Max 1800Mbps  
**MOBILE** - O2 - 78%, EE - 76%, Vodafone - 75%, 3 - 73%  
**EPC** - C - 70  
**PARKING** - Ample Driveway Parking  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

This fabulous detached home on Orchard Road offers impressive living space, making it an ideal choice for growing families. This delightful home in Hockley Heath combines modern living with a warm, inviting atmosphere, making it a must-see for those seeking a spacious family residence in a picturesque setting.

### FEATURES

- Spacious Detached Family Home Offered with No Upward Chain
- Tudor Grange Academy Catchment
- Spacious Breakfast Kitchen
- Lounge with Log Buner & Conservatory
- Versatile Reception Room Plus Study
- Principal Bedroom with Juliet Balcony & En-Suite Shower Room
- Two Double Bedrooms & Fourth Single
- Family Bathroom
- Private West Facing Rear Garden
- Ample Driveway Parking

Are you an investor interested in expanding your portfolio?

Call 01564 777 314 to provide your investment criteria for alerts.



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

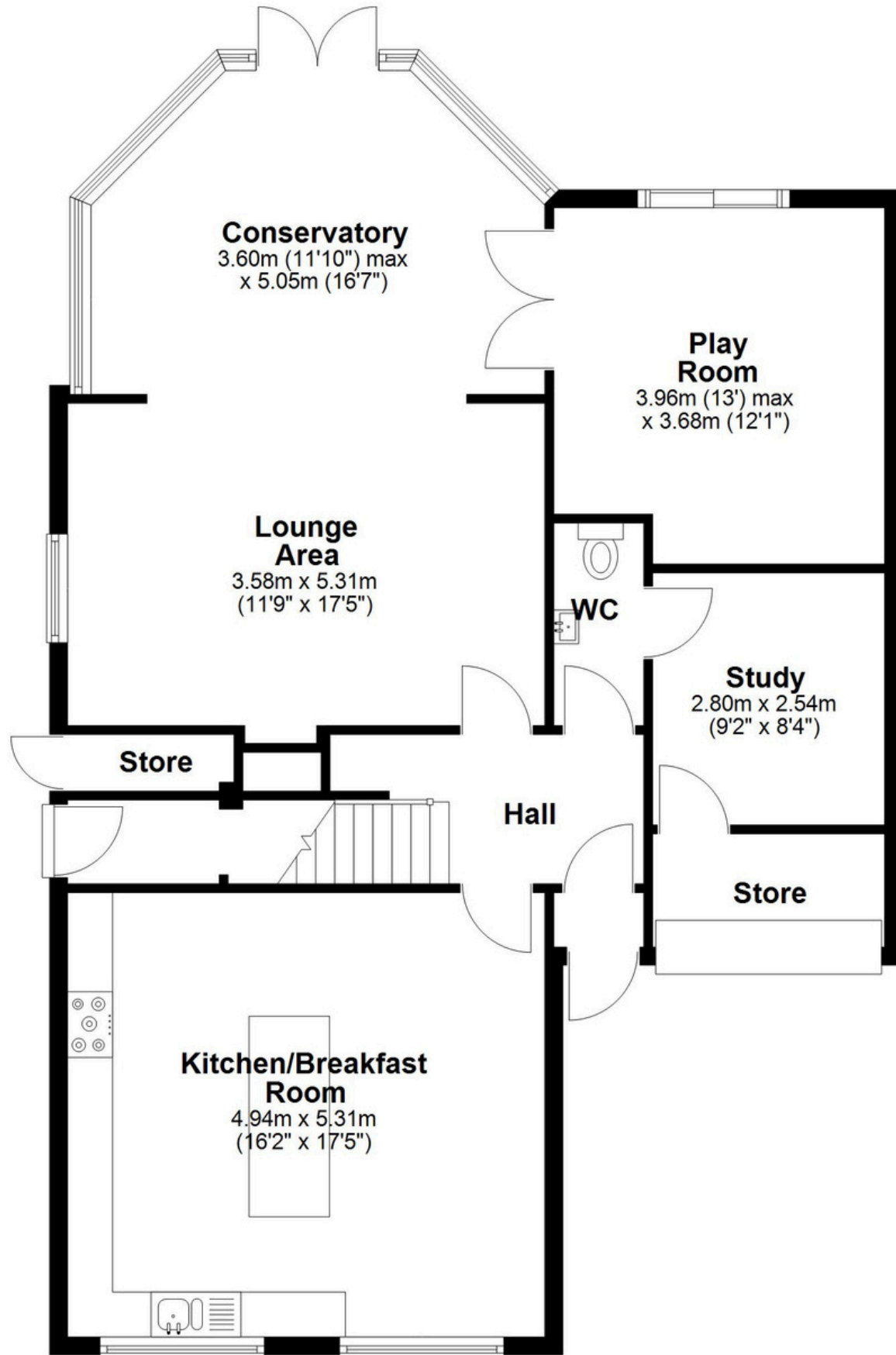
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

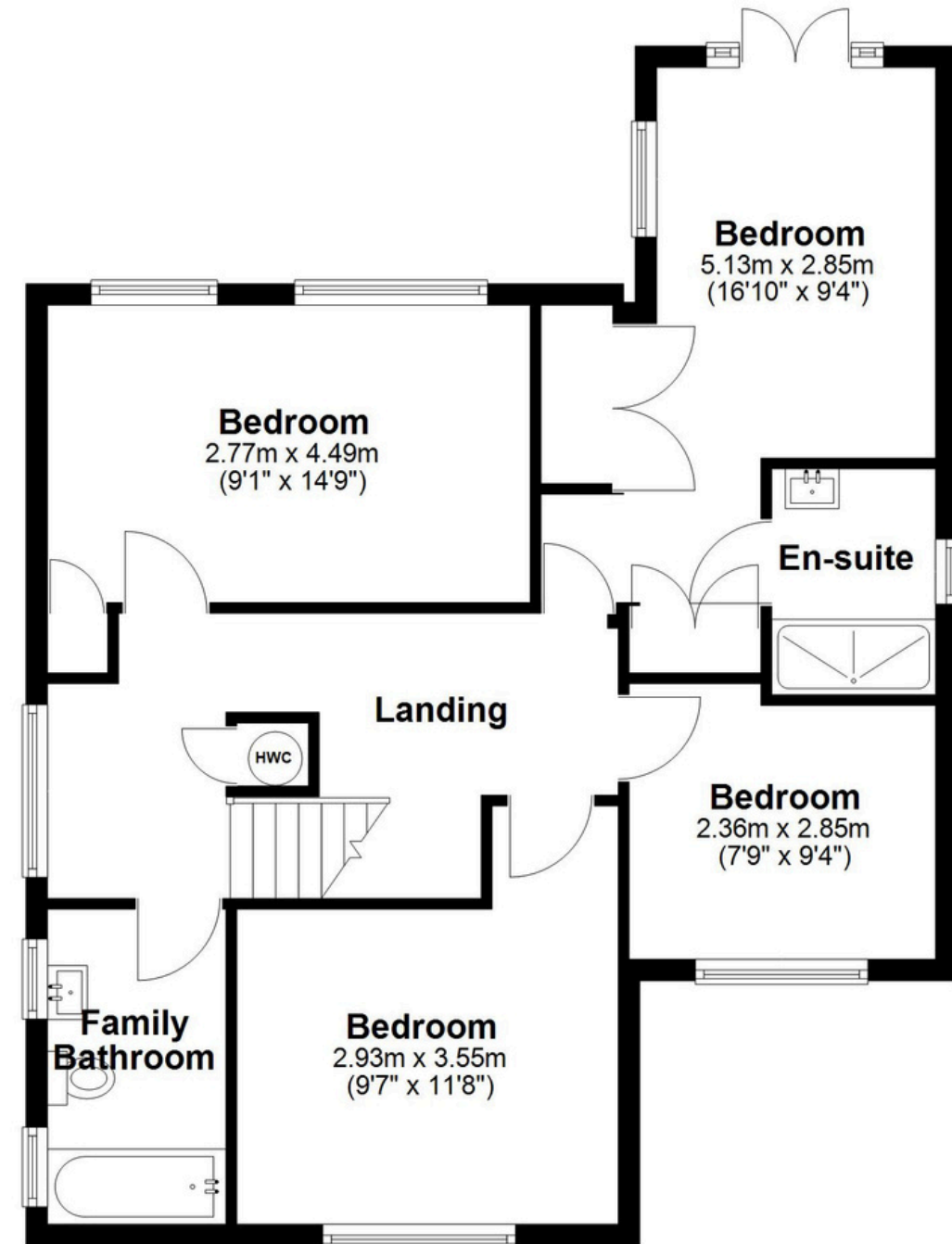
### Ground Floor

Approx. 103.2 sq. metres (1110.9 sq. feet)



### First Floor

Approx. 69.0 sq. metres (742.8 sq. feet)



Total area: approx. 172.2 sq. metres (1853.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.