



Aylesbury Road, Hockley Heath

Guide Price £570,000





PROPERTY OVERVIEW

Presented to the market is this impressive three bedroom, three bathroom semi-detached character property, ideally situated within walking distance of Hockley Heath village and its excellent selection of amenities. The home is approached via a well-maintained tarmac driveway, which is complemented by a substantial double tandem garage, providing ample parking and storage. Upon entry, you are welcomed by a spacious entrance hallway that leads to a generous lounge diner positioned at the front of the property. This inviting reception space features a charming fireplace and a bay window, offering abundant natural light and a comfortable setting for both relaxing and entertaining. To the rear, the modern kitchen diner is thoughtfully designed with a feature island, integrated appliances and ample space for family dining. The first floor hosts two well-proportioned double bedrooms and a versatile study room, making this property suitable for a variety of lifestyles, whether you require additional bedroom space or a dedicated home office. One bathrooms and shower on this level are finished to a high standard, with one boasting a luxurious freestanding bath for added comfort. Ascending to the second floor, you will find the principal suite, which benefits from its own en-suite shower room and a walk-in wardrobe (providing a private and tranquil retreat at the top of the house). The property's layout is both practical and flexible, catering to modern family needs while retaining its unique character and charm.



With its prime location in Hockley Heath, residents can enjoy easy access to local shops, restaurants and schools, as well as convenient transport links to surrounding areas. This beautifully presented home combines period features with contemporary finishes, offering a rare opportunity to acquire a distinctive and spacious residence in a sought-after village setting. Early viewing is highly recommended to fully appreciate the quality and versatility of accommodation on offer.

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: D

Tenure: Freehold





- Three Bedroom Three Bathroom, Semi-Detached Character Property Located With Hockley Heath Village
- The Property Is Set Behind A Tarmac Driveway Which Is Supported By A Double Tandem Garage
- The Property Is Accessed Via The Porch & To The Front Is A Large Lounge Diner With A Feature Fireplace & Bay Window
- To The Rear Of The Property Is A Modern Kitchen Diner With A Feature Island & Integrated Appliances
- Located On The First Floor Are Two Double Bedrooms & A Study Rooms, All Rooms On This Level Are Serviced By Two Bathrooms One Of Which Features A Freestanding Bath
- To The Second Floor Is The Principle Suite With Its Own En-Suite Shower Room & Walk-in-Wardrobe
- At The Rear Of The Property Is A Large Garden With A Full Width Patio & Views Over The Fields Beyond.
- Set Walking Distance To Hockley Heath Village & All Of The Amenities Hockley Heath Has To Offer

PORCH

LOUNGE/DINER

12' 9" x 23' 0" (3.88m x 7.01m)

KITCHEN/DINER

17' 5" x 10' 7" (5.32m x 3.22m)

UTILITY

4' 4" x 7' 1" (1.32m x 2.16m)

WC

FIRST FLOOR

BEDROOM TWO

12' 11" x 12' 2" (3.93m x 3.70m)

BEDROOM THREE

9' 11" x 10' 10" (3.03m x 3.30m)

STUDY

5' 9" x 4' 2" (1.76m x 1.26m)



**BATHROOM**

6' 10" x 8' 6" (2.09m x 2.59m)

SHOWER ROOM

2' 11" x 10' 11" (0.88m x 3.34m)

SECOND FLOOR**PRINCIPAL BEDROOM**

8' 8" x 11' 5" (2.64m x 3.49m)

ENSUITE

5' 9" x 7' 3" (1.76m x 2.21m)

OUTSIDE THE PROPERTY**TANDEM GARAGE**

8' 2" x 24' 9" (2.50m x 7.54m)

TOTAL SQUARE FOOTAGE

147.0 sq.m (1582 sq.ft) approx.

TARMAC DRIVEWAY PARKING MULTIPLE VEHICLES**LARGE GARDEN WITH A FULL WIDTH PATIO**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, Extractor, Dishwasher, Garden shed, All carpets, curtains, blinds and light fittings, Fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

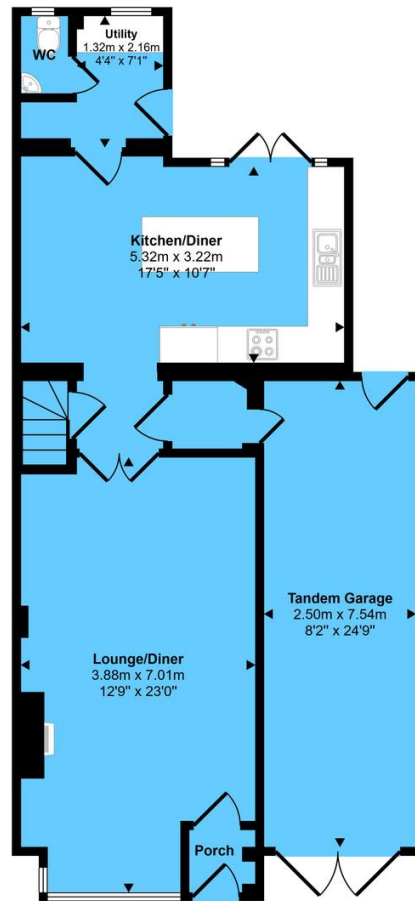
Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTC (fibre to the cabinet).

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

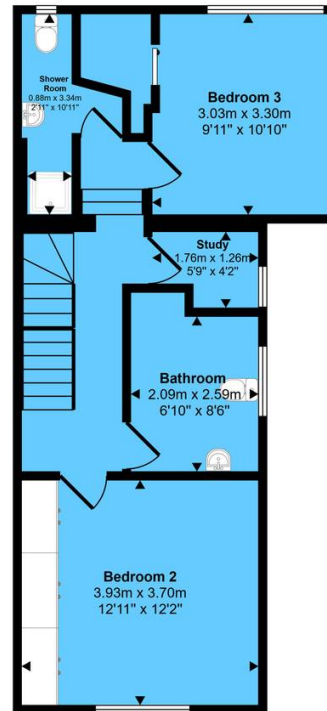


Approx Gross Internal Area
147 sq m / 1582 sq ft

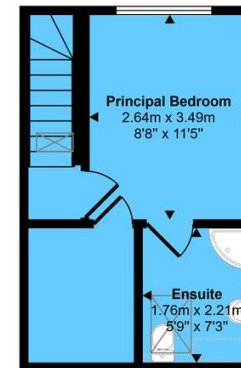


Ground Floor
Approx 76 sq m / 821 sq ft

Denotes head height below 1.5m



First Floor
Approx 50 sq m / 535 sq ft



Second Floor
Approx 21 sq m / 227 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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