







Aylesbury Road, Hockley Heath

Tenure: Freehold

- Lounge / Dining Room
- Downstairs WC
- Main Bathroom + Seperate WC
- Single Integral Garage + Driveway Parking
- Substantial Attic Space & Solar Panels
- Fitted Kitchen
- Three Bedrooms
- South Facing Rear Garden
- Total Floor Area Approx 1,272 sq ft
- Probate Has Been Granted

Offers In Excess Of £400,000

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Aylesbury Road, Hockley Heath

DESCRIPTION

Located on Aylesbury Road in the charming village of Hockley Heath, Solihull, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,271 square feet, the property boasts a well-designed layout that is ideal for family living.

Upon entering, you are welcomed into a spacious lounge / dining room, providing an inviting space for relaxation and entertaining. The fitted kitchen caters to all your culinary needs. Additionally, the ground floor features a convenient downstairs WC, enhancing the practicality of the home.

The property comprises three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The main bathroom is well-appointed, and there is a separate WC, ensuring ample facilities for the household.

One of the standout features of this home is the south-facing rear garden, which is perfect for enjoying sunny days and outdoor gatherings. The garden provides a lovely space for children to play or for adults to unwind in a tranquil setting. There is a single integral garage plus driveway parking for visitors or family members.

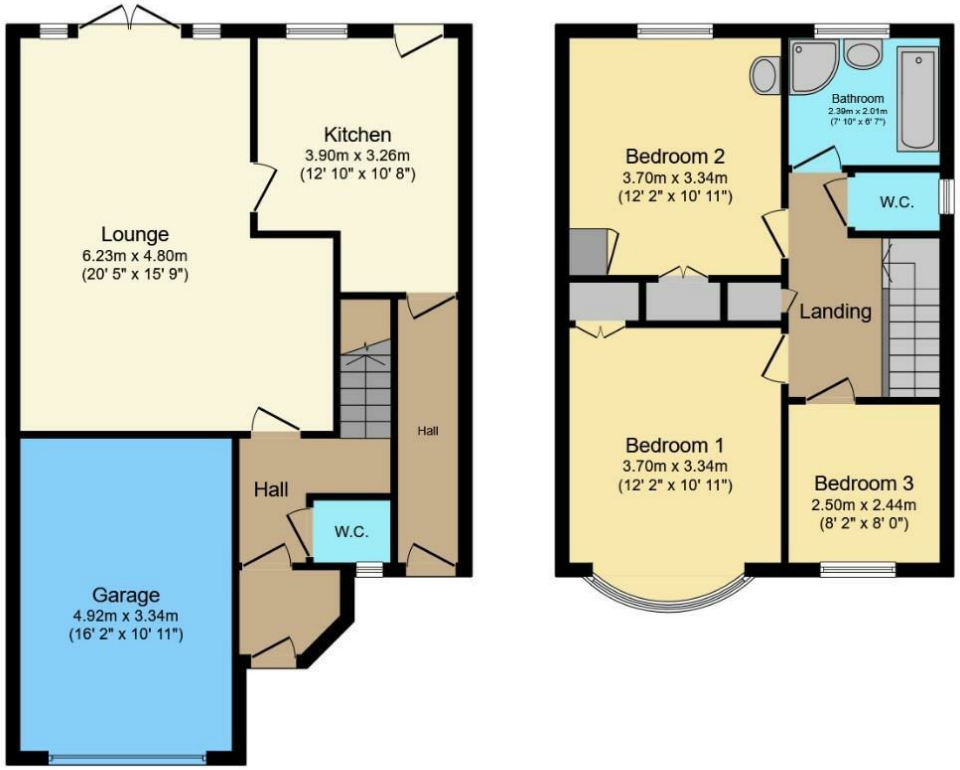
In summary, this semi-detached house on Aylesbury Road is a wonderful opportunity for anyone seeking a spacious and well-located family home in Hockley Heath. With its excellent amenities and charming surroundings, it is sure to appeal to a wide range of buyers.











Ground Floor **First Floor**

Total floor area 118.1 sq.m. (1,271 sq.ft.) approx

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

Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

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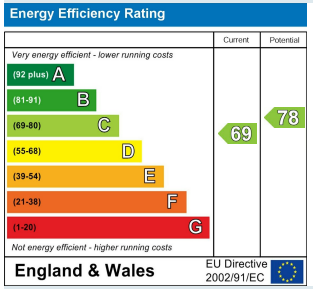
The Property Ombudsman

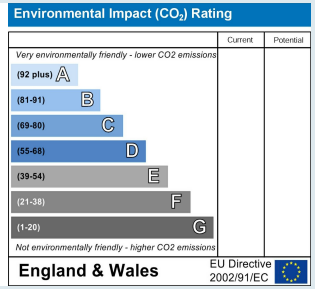
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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