**Need a Mortgage in principle to make offers?** Call us now for quick assistance!
**0121 775 0101**

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.

### HTSPMD

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

### 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.

### The Mortgage Update

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

**Do you need to sell?**
**Start your journey now!**
Call us we can help.
**01564 777 314**

*SCAN FOR MORE INFO*
***SIZE*** *- 1634 Sq Ft*
***TENURE*** *- Freehold*
***COUNCIL TAX*** *- Solihull Metropolitan Borough Council - E*
***BROADBAND*** *- Upload Max 220Mbps Download Max 1800Mbps*
***MOBILE*** *- Vodafone - 84%, 02 - 82%, EE - 80%, 3 - 74%*
***EPC*** *- D - 68*
***PARKING*** *- Two Single Garages & Driveway*
***FLOODRISK*** *- Very Low*
***SERVICES*** *- Mains*
***COVENANTS*** *- N/A*

Are you an investor interested in expanding your portfolio?

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

# 19 Blacksmiths Lane

**Hockley Heath, B94 6QP**
**Offers Over £550,000**

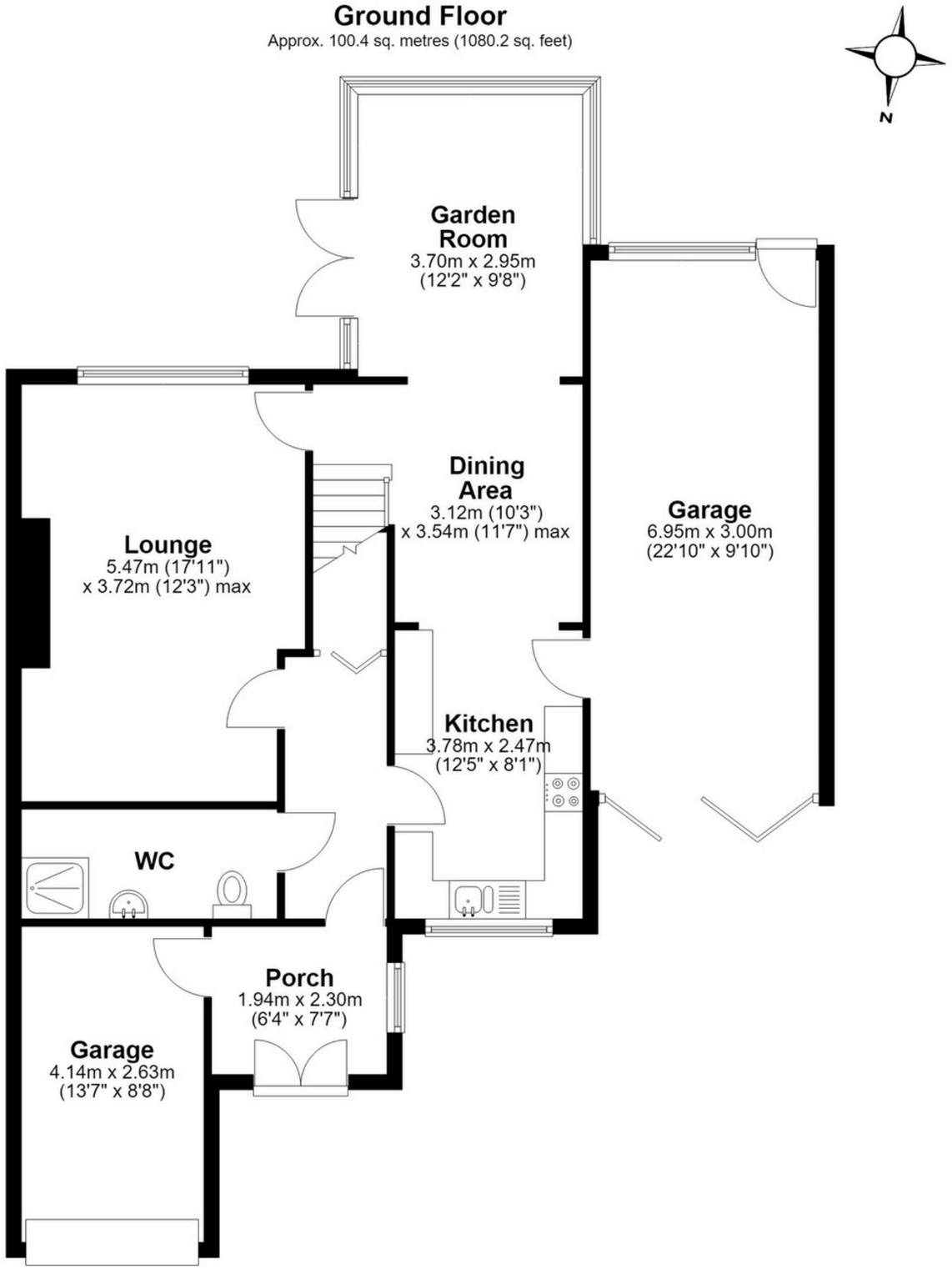
Situated on a generous corner plot in the popular village of Hockley Heath, this beautifully presented family home offers spacious and versatile accommodation, a stunning rear garden and exciting potential to extend (subject to the necessary planning permissions). Ideally located within the sought-after Tudor Grange school catchment, it is perfectly positioned for family living.

**FEATURES**

- Beautifully Presented Detached Family Home on a Generous Corner Plot
- Excellent Potential to Extend (STPP)
- Newly Fitted Ground Floor Wet Room
- Bright Lounge with Log Burner
- Characterful Country Style Kitchen
- Dining Area Opening into a Spacious Garden Room
- Principal Bedroom with Fitted Wardrobes
- Three Further Good Sized Bedrooms
- Modern Family Bathroom
- Beautifully Established & Private South Facing Rear Garden
- Two Separate Single Garages Providing Excellent Parking & Storage

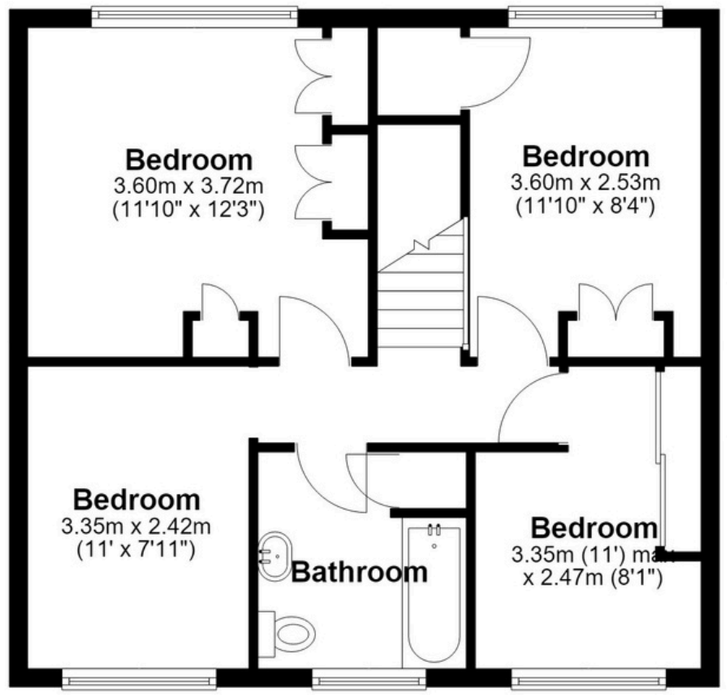
## Ground Floor

Approx. 100.4 sq. metres (1080.2 sq. feet)




## First Floor

Approx. 51.5 sq. metres (554.0 sq. feet)




Total area: approx. 151.8 sq. metres (1634.2 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.