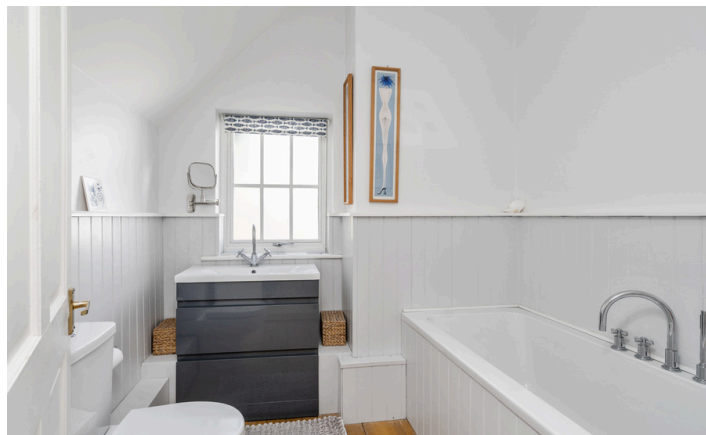


Need a Mortgage in principle to make offers? Call us now for quick assistance!  
0121 775 0101



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



## 2312 Stratford Road

Hockley Heath, B94 6NY  
Offers in the Region of £500,000

This beautifully presented Victorian semi-detached house offers a delightful blend of period features and modern living. Built in 1900, the property is tastefully decorated throughout, making it an inviting home for families and professionals alike.

### FEATURES

- Well Maintained Victorian Semi-Detached Property
- Bright & Spacious Lounge/Dining Room
- Sitting Room with French Doors to Garden
- Modern Fitted Kitchen with Appliances & Utility Area
- Dual Aspect Principal Bedroom with En-Suite Shower Room
- Second Double Bedroom
- Two Further Bedrooms
- Family Bathroom
- Private West Facing Rear Garden
- Driveway Parking & Single Garage
- Tudor Grange Academy Catchment

**SCAN FOR MORE INFO**  
**SIZE** - 1586 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - E  
**BROADBAND** - Upload Max 220Mbps Download Max 1800Mbps  
**MOBILE** - 02 - 78%, EE - 76%, Vodafone - 75%, 3 - 73%  
**EPC** - D - 57  
**PARKING** - Driveway & Single Garage  
**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.



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

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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

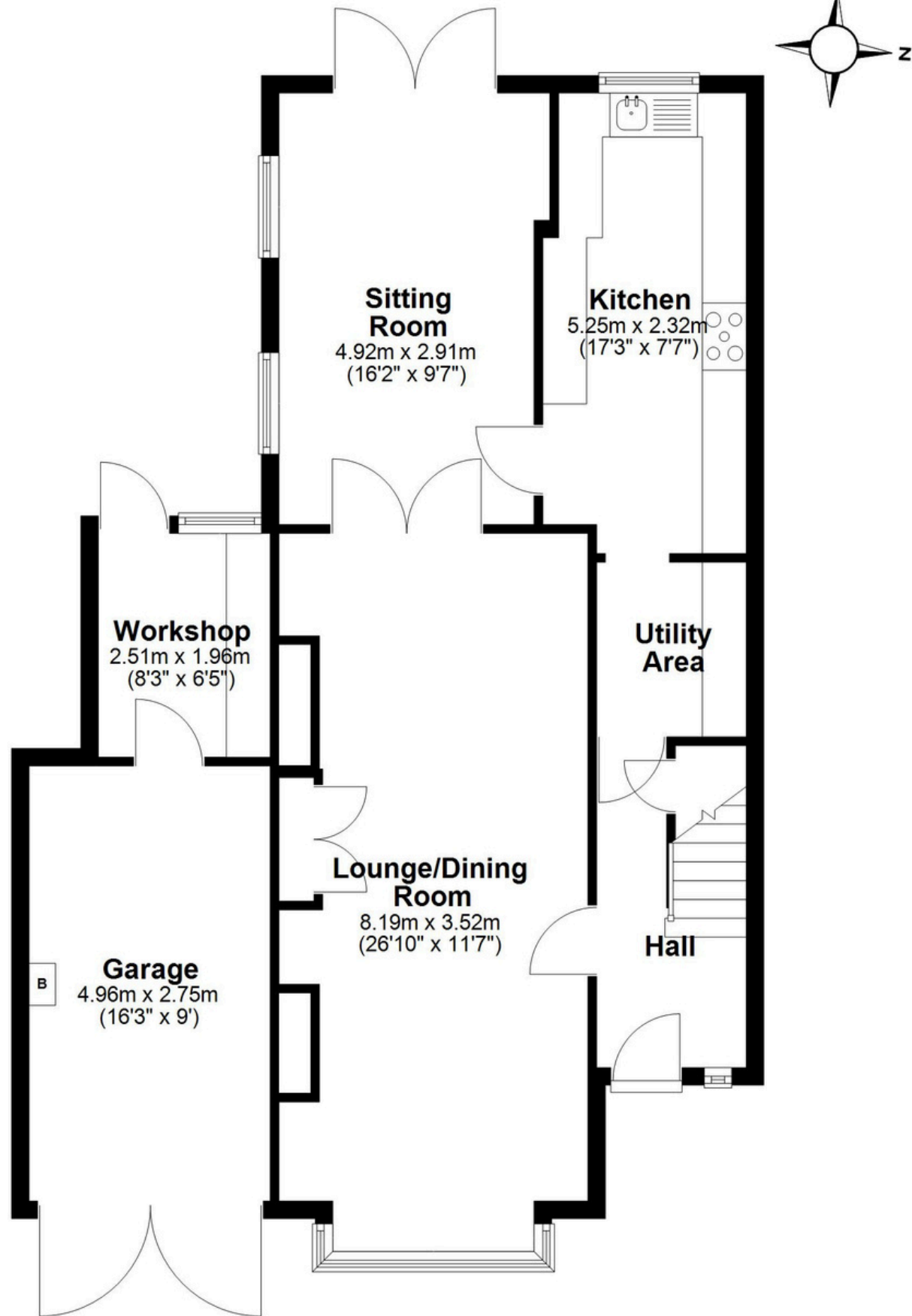
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

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

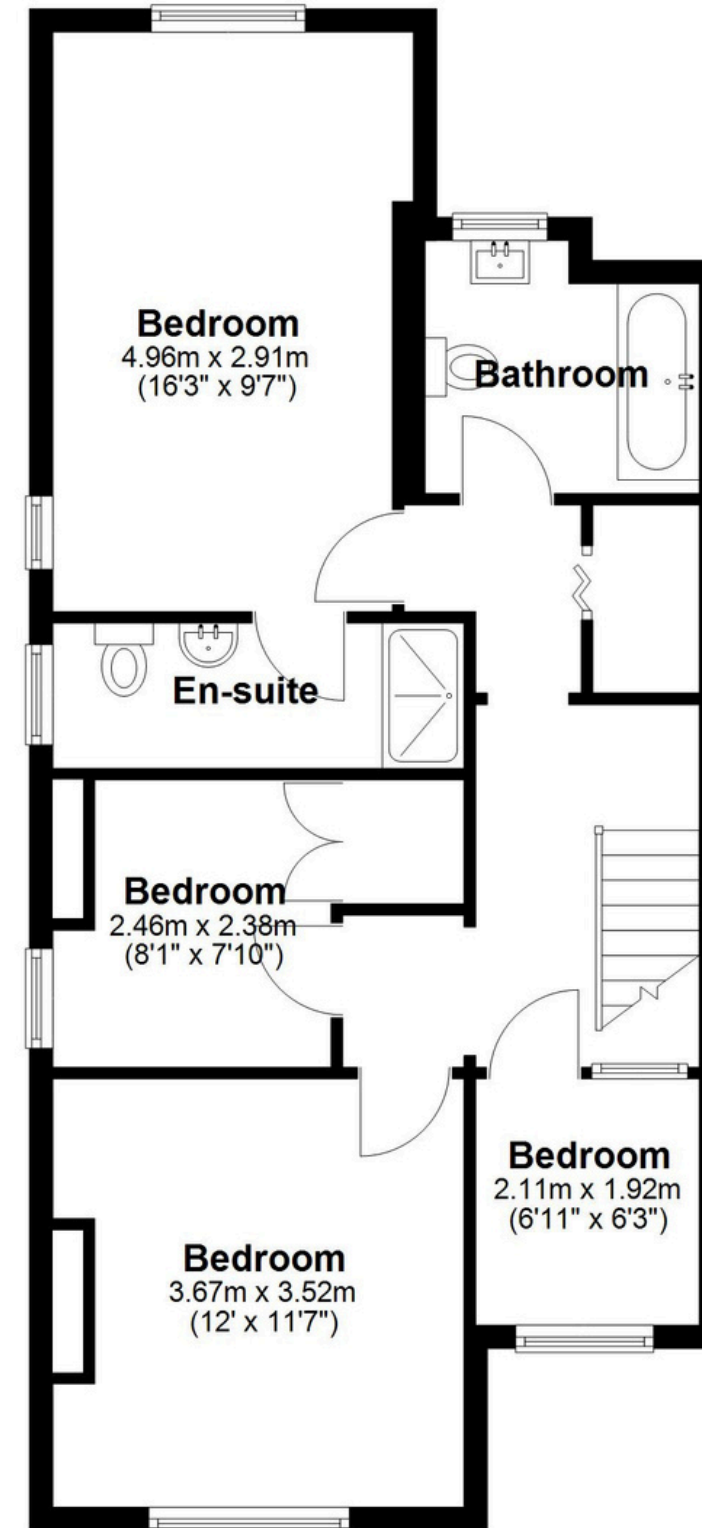
### Ground Floor

Approx. 85.8 sq. metres (923.6 sq. feet)



### First Floor

Approx. 61.6 sq. metres (662.7 sq. feet)



Total area: approx. 147.4 sq. metres (1586.3 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.