BLACK & GOLDS
ESTATE AGENTS

Sales: 0121 249 6207
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Email: enquiries@blackandgolds.co.uk

Stratford Road, Hockley Heath, Solihull, B94 6NY

Offers Over £325,000

2 1 1









Cosy & Comfortable Two-Bedroom Home, Spacious Living Areas, Well-Presented Throughout, Excellent Location Between Countryside & Convenience

Shirley Office:
Black and Golds Estate Agents
117 Stratford Road, Shirley, Soliull, B90 3ND

Wythall Office:
Black and Golds Mortgages
The Old Bakery House, Becketts Farm, Alcester Road, Wythall, B47 6AJ

Black and Golds Letting Agents Limited. Company Registration Number: 10308551. Black and Golds Estate Agents. Company Registration Number: 07930019. Registered Office: 117 Stratford Road, Solihull B90 3ND.
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These particulars are intended to give a fair description, but there accuracy cannot be guaranteed, and are not to be taken as forming any part of a resulting contract. They are issued on the basis the property is still available and on the understanding that all negotiations are conducted through the agents.

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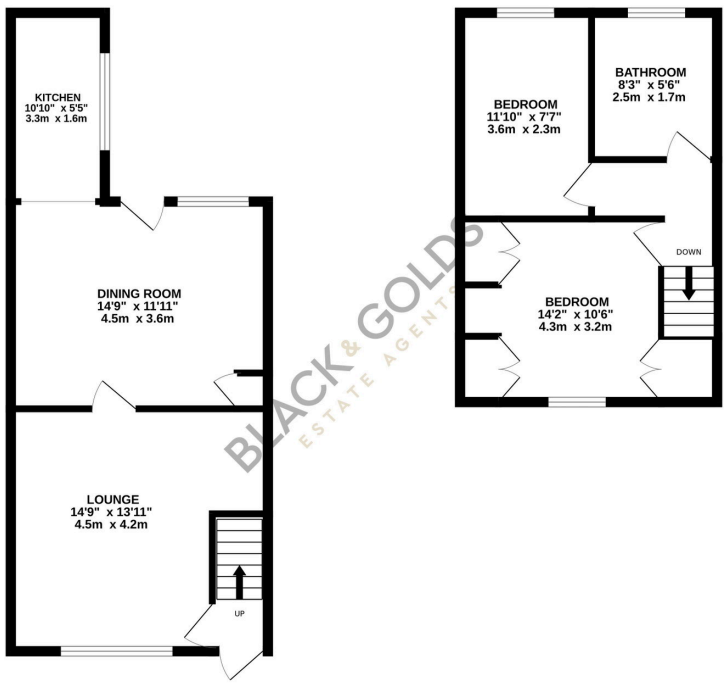
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Key Features

- Cosy and comfortable two-bedroom home
- Well-presented throughout
- Spacious lounge with great natural light
- Separate dining room ideal for entertaining
- Functional fitted kitchen
- Two well-proportioned bedrooms
- Family bathroom
- Practical layout across both floors
- Ideal for first-time buyers or downsizers
- Sought-after location balancing rural charm and everyday convenience

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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