



**DM&Co.**  
SALES & LETTINGS

**PARTRIDGE COTTAGE  
2303 STRATFORD ROAD  
HOCKLEY HEATH  
B94 6NS**

Situated on a generous plot with beautiful far-reaching countryside views, Partridge Cottage is a charming Grade II Listed home that effortlessly blends period character with modern comforts. Offering four double bedrooms, spacious and versatile living accommodation, stunning landscaped gardens and a fully serviced Scandinavian-style garden cabin, this is a rare opportunity to enjoy idyllic country living without compromising on practicality. The property falls under the popular Tudor Grange Academy catchment and offers excellent transport links to London.



Stepping into the impressive entrance hall, where solid oak flooring immediately sets the tone for the character and quality found throughout the home. To your left is the beautiful living room, one of the original parts of this cottage. Full of charm and character, it features exposed original beams, a striking fireplace with a wood-burning stove and French doors opening directly onto the garden, creating a wonderful connection between the indoor and outdoor spaces. Returning to the hallway, you'll find the dining room, another characterful reception space enjoying lovely views over the garden. A particularly special feature is what is believed to be the original bread oven, adding yet another reminder of the cottage's rich history.

Continuing through the ground floor, there is a convenient guest W.C before entering the beautifully appointed kitchen. Finished with limestone flooring and a recently fitted kitchen, this space perfectly combines period character with modern practicality. The kitchen leads through to a separate utility room, which in turn provides internal access to the double garage. Completing the ground floor is a conservatory, offering panoramic views across the gardens and direct access onto the patio, making it an ideal space to relax or entertain throughout the year.





Heading upstairs, the first bedroom is located at the end of the landing. This is a generous double bedroom with fitted wardrobes and wonderful original character, including exposed beams that reflect the heritage of the cottage. The room also enjoys pleasant views over the front of the property. Back onto the landing is the beautifully re-fitted family bathroom, installed just a couple of years ago. Finished to a high standard, it comprises a bath, separate shower enclosure, wash hand basin and WC.



Bedrooms two and three are both comfortable double bedrooms and are linked by an interconnecting door, making them ideal for younger children, a nursery, dressing room or home office, while still working perfectly as two independent bedrooms if preferred. Completing the first floor is the spacious principal bedroom. This well-proportioned double room benefits from fitted wardrobes, lovely views over the rear garden and a modern en-suite shower room.





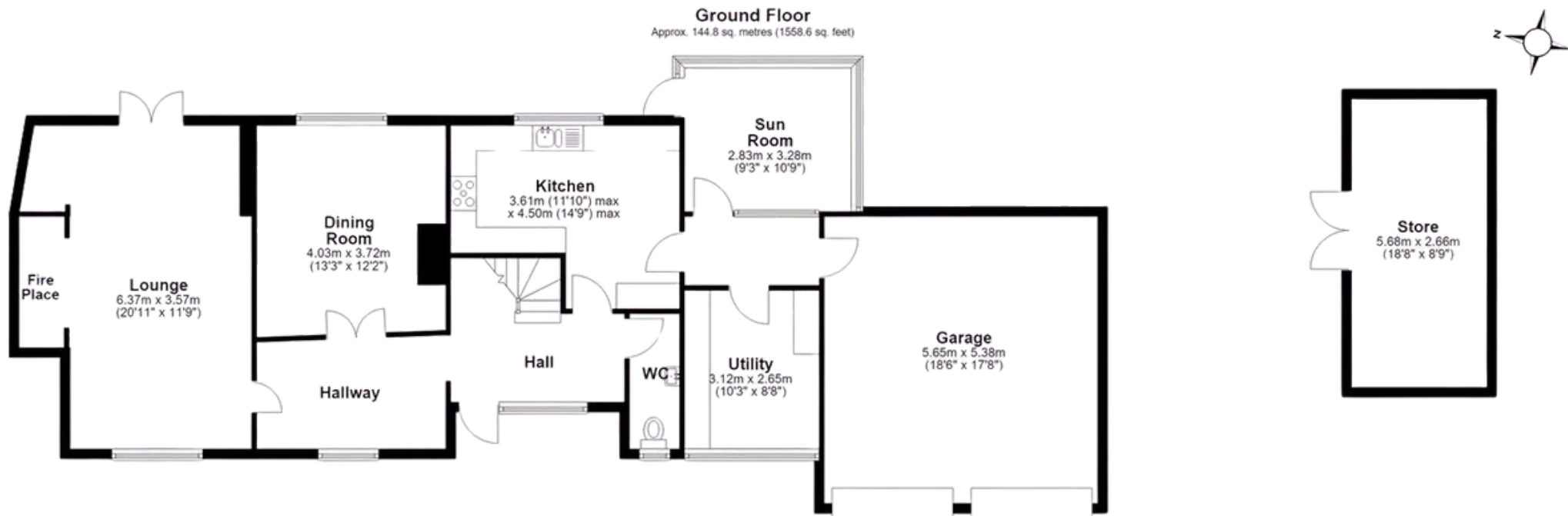


Stepping outside, the garden is a real highlight of the property, enjoying far-reaching countryside views to the rear. Beautifully established, it offers a variety of seating areas dotted throughout, allowing you to follow the sun or simply relax and take in the surroundings. For those who enjoy gardening, there is a raised vegetable bed along with a useful storage shed, providing plenty of space for tools and equipment. Benches have been thoughtfully positioned around the garden, creating peaceful spots to sit and admire the uninterrupted views.



To the front of the garden is a substantial Scandinavian-style timber cabin. Currently used as a fantastic garden retreat, it benefits from power, making it an incredibly versatile space. Whether you're looking for a home office, gym, studio or simply somewhere to escape and unwind, it offers endless possibilities.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+)                                       | 68      | 85                      |
| A                                           |         |                         |
| (81-91)                                     |         |                         |
| B                                           |         |                         |
| (69-80)                                     |         |                         |
| C                                           |         |                         |
| (55-68)                                     |         |                         |
| D                                           |         |                         |
| (39-54)                                     |         |                         |
| E                                           |         |                         |
| (21-38)                                     |         |                         |
| F                                           |         |                         |
| (1-20)                                      |         |                         |
| G                                           |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
| www.epc4u.com                               |         |                         |



Total area: approx. 215.4 sq. metres (2318.8 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.

## FEATURES

- Character Semi-Detached Property
- Original Features Including Exposed Beams & Bread Oven
- Re-Fitted Kitchen with Limestone Flooring
- Living Room with Striking Fireplace
- Dining Room & Stunning Conservatory
- Four Double Bedrooms
- En-Suite Shower Room & Four Piece Family Bathroom
- Stunning Landscaped Garden with Far Reaching Views
- Scandinavian Style Garden Cabin with Power
- Double Garage & In/Out Driveway

**SIZE** Total - 2318.80 sq ft

**TENURE** Freehold

**SOLIHULL METROPOLITAN BOROUGH COUNCIL – G**

## SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

## BROADBAND

| Type      | Max download speed | Max upload speed |
|-----------|--------------------|------------------|
| Standard  | 4 Mbps             | 0.6 Mbps         |
| Superfast | 56 Mbps            | 11 Mbps          |
| Ultrafast | 5500 Mbps          | 5500 Mbps        |

**Network in the area:** OpenReach, CityFibre

## MOBILE

**Network in the area:** EE - 80%, Vodafone - 84%, Three - 74%  
O2 - 82%

## PARKING

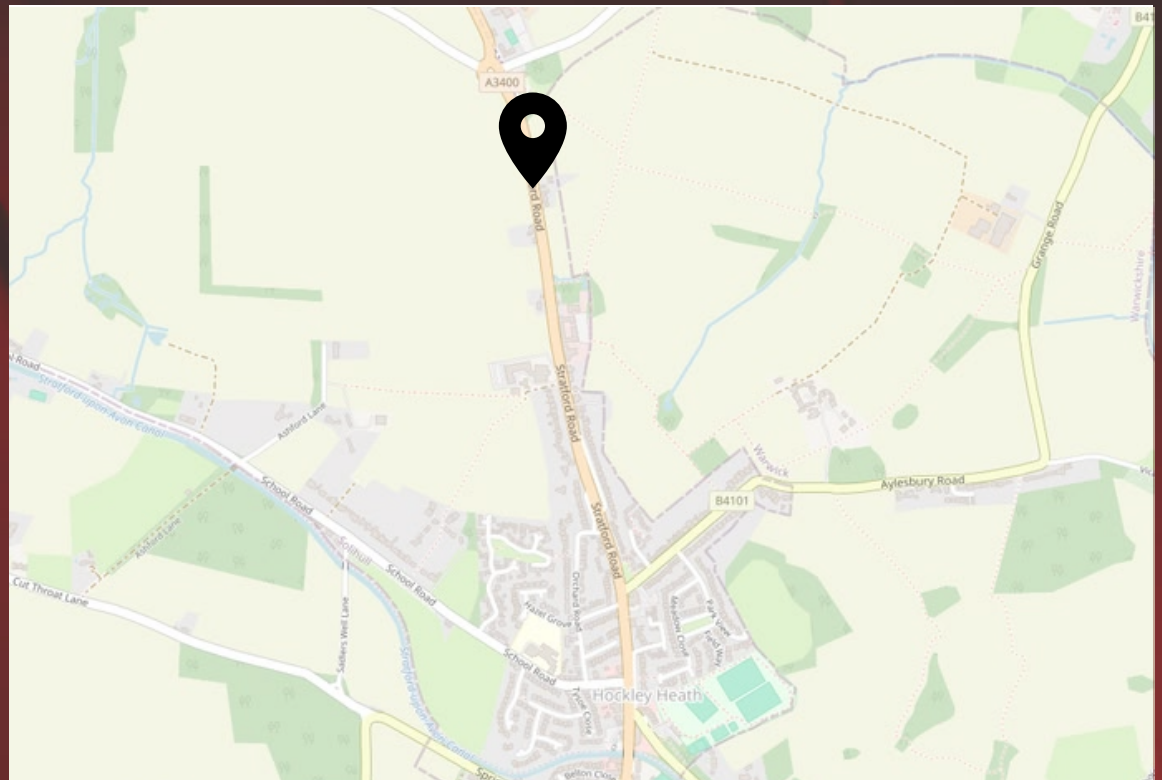
Double Garage & Large Driveway

## FLOOD RISK

Very Low

## COVENANTS

Yes, Grade II Listed - Speak to Agent



## LOCATION

Hockley Heath is a highly sought-after village offering the perfect balance of countryside surroundings and everyday convenience. The village provides a range of local amenities including a convenience store, Miller & Carter Restaurant, a well-regarded primary school with a high Ofsted rating and it also falls under the popular Tudor Grange Academy catchment. While nearby Knowle, Dorridge and Solihull offer an even wider choice of shopping, dining and leisure facilities. Excellent transport links, including easy access to the M42, M40, Dorridge railway station with direct services to Birmingham and London Marylebone, Solihull train station, Birmingham International and Airport are also nearby making it an ideal location for both families and commuters.

## VIEWING

Book a viewing with Sole Agents DM & Co. Homes by phone or email:

☎ 01564 777314

@ dorridge@mandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*

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