

Property details approval form

2318 Stratford Road, Hockley Heath, Solihull, West Midlands, England, B94 6NY

Date: 08 June 2026

Property Ref and Version: SOL206426 - 0001

Selling your home with us!

The logo for Burchell Edwards is a circular emblem with a green-to-blue gradient. The text "burchell edwards" is written in a white, lowercase, sans-serif font across the center of the circle.

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○ Let's get your property sold!

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£625,000

Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > FOUR-BEDROOM DETACHED FAMILY HOME
- > IMMACULATELY PRESENTED THROUGHOUT
- > SPACIOUS LOUNGE WITH LOG BURNER
- > MODERN FITTED KITCHEN WITH APPLIANCES
- > MAIN BEDROOM WITH PRIVATE POWDER ROOM
- > DRIVEWAY FOR UP TO THREE VEHICLES
- > PRIVATE REAR GARDEN WITH PATIO AREA
- > IDEALLY LOCATED WITH SUPERB TRANSPORT LINKS

○ Short Description

A beautifully presented four-bedroom detached home offering spacious, modern family living in a highly desirable location.

○ Long Description

This beautifully presented four-bedroom detached home combines space, comfort and modern living, making it an ideal choice for families seeking a home that truly has it all. A bright and welcoming porch leads into a spacious central hallway, setting the tone throughout. The ground floor offers a well-balanced layout with a charming dining room, guest WC, and a well-appointed kitchen complete with integrated appliances including a fridge/freezer, dishwasher, washing machine, dryer, and gas hob with oven. To the rear, a generous lounge provides the perfect place to relax, enhanced by a cosy log burner.

Upstairs, the property continues to impress with a thoughtful layout. The main bedroom offers a peaceful retreat with its own private powder room, while two further double bedrooms and a versatile single bedroom provide flexible living space. A modern, spacious shower room completes the first floor, with the main bedroom also benefiting from electric underfloor heating and ThermaSkirt heating for year-round comfort.

Externally, the property features a driveway with space for up to three vehicles and a rear garden mainly laid to lawn with a paved seating area. Additionally, Solar panels and an electric hot water system further enhance its energy efficiency. Ideally

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located close to motorway links and Solihull Town Centre, yet within walking distance of local amenities and open countryside, this home perfectly blends convenience with village charm.

○ Directions

○ Agent Note

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Room Description

Entrance Porch

Hallway

Spot lighting, access to dining room, guest WC and living room which all flows through a central point with feature staircase.

Dining Room

12' 8" max x 7' 6" max (3.86m max x 2.29m max)

Spot lighting, radiator, double glazed to front aspect, wall light points.

Guest W.C

Spot lighting, WC, hand wash basin with storage, wall mounted mirror.

Kitchen

20' 6" max x 7' 4" max (6.25m max x 2.24m max)

Spot lighting, fitted kitchen with abundance of wall and base units, double glazed to front aspect with sink incorporated under, integrated oven, hob and extractor, space for washing machine and tumble dryer with convenient overhead storage, separate space for fridge and freezer, door to side of property leading to front and rear garden.

Living Room

19' 5" max x 19' 5" into recess (5.92m max x 5.92m into recess)

Spot lighting, double glazed to rear aspect, large double glazed sliding patio door to rear garden, wall mounted radiators, feature place log burner, tv/aerial point, large storage cupboard.

Bedroom One

13' 7" max x 9' 9" max (4.14m max x 2.97m max)

Ceiling light point, double glazed to rear elevation, radiator, built in triple wardrobe.

Bedroom Two

12' 8" max x 9' 8" max (3.86m max x 2.95m max)

Double glazing to rear elevation, ceiling light point, radiator, quadruple fitted wardrobe,

Bedroom Three

13' 7" max x 9' 9" max (4.14m max x 2.97m max)

Double glazed to rear elevation, spot lighting, thermaskirt heat system, fitted wardrobe with array of storage options and configurations

En-Suite

Spot lighting, W.C, hand wash basin with storage, panelling to walls and ceiling with integrated extractor fan.

Shower Room

9' 3" max x 8' 10" max (2.82m max x 2.69m max)

Obscure double glazed window to rear elevation, tiled floor and walls with panelling on ceiling with integrated extractor, spot lighting, extra large walk in shower with rainfall and front jet feature with wall mounted control panel, WC with integrated flush system, vanity sink with storage and wall mounted mirror, heated towel radiator.

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○ Room Description

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○ Property Images



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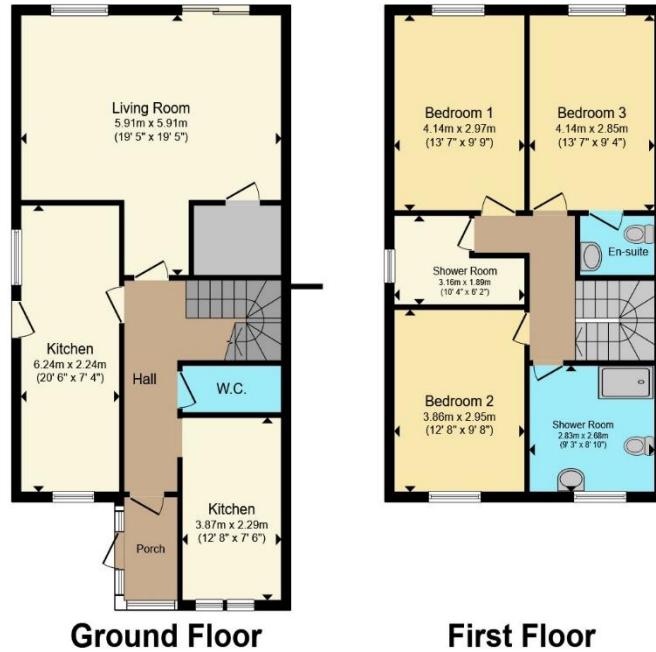
○ Property Images



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○ Floor Plan



Total floor area 127.6 m² (1,374 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.propertybox.io



○ Approval

	Signature	Date
Daniel Jordan	<i>D Jordan</i>	08/06/2026
Mr D. Vijayan		

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