

Aylesbury Road, Hockley Heath

Guide Price £375,000

xact HOMES







PROPERTY OVERVIEW

Offered to the market with the benefit of no upward chain, this three bedroom semi detached house presents an opportunity to acquire a home within Hockley Heath village. The property offers a layout across two floors, with well proportioned living accommodation, three bedrooms and a family bathroom. Its village setting places the amenities of Hockley Heath within walking distance, making it a convenient choice for buyers seeking access to local facilities. The property is entered through a porch and then an entrance hallway, which provides access to the ground floor accommodation. A feature of the home is the well proportioned lounge/diner, a versatile room offering space for both relaxing and dining. Its layout allows for a comfortable seating area alongside a dining table, creating a setting for everyday living as well as entertaining family and friends. Positioned to the rear of the property, the kitchen is fully fitted and well appointed, providing a dedicated space for meal preparation. Stairs rise to the first floor, where three well proportioned bedrooms are served by the family bathroom. The bedrooms provide flexibility for a range of requirements, whether used as sleeping accommodation, a home office or a room for guests. The family bathroom is conveniently located to serve all three bedrooms. The property also benefits from a full size single garage, providing useful additional space.







With its combination of living accommodation and three bedrooms, the house offers scope to suit a variety of buyers, including those looking for a home in a village location. Hockley Heath offers a selection of amenities within walking distance, allowing residents to enjoy the convenience of village life. The absence of an upward chain is a further benefit for buyers looking to proceed with their purchase. This semi detached home brings together a lounge/diner, a separate fitted kitchen and three bedrooms in a location. The accommodation provides a foundation for a buyer to arrange and use the rooms according to their own needs, while the garage adds to the practical appeal of the property. With local amenities close at hand and no upward chain, this is an opportunity to consider a three bedroom house in Hockley Heath village. The layout and setting make the property worthy of consideration for those seeking a home with convenient access to village amenities.



PROPERTY LOCATION

Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores, amenities, excellent schools and park providing recreational facilities. The village is well placed for both the M40 and M42 which lead to the Midlands motorway network and centres of commerce and culture. Dorridge and Lapworth are both neighbouring villages whilst Solihull town centre is within some six miles and provides further and more comprehensive facilities and falls within the Tudor Grange School catchment area.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi Detached House Located Within Hockley Heath Village Offered To The Market With The Benefit Of No Upward Chain
- The Property Is Set Behind A Large Block Paved Driveway Which Is Supported By A Full Size Single Garage
- Accessed Via A Porch & Entrance Hallway & Comprised Of A Well Proportioned Lounge/Diner. Located To The Rear Of The Property Is A Fully Fitted Well Appointed Kitchen
- To The First Floor Are Three Well Proportioned Bedrooms All Of Which Are Serviced By The Family Bathroom
- Located To The Rear Of The Property Is A South Easterly Facing Garden Which Is Mainly Laid With Lawn
- Set Within Walking Distance To Hockley Heath Village & All Of The Amenities Hockley Heath Village Has To Offer



PORCH
9' 4" x 6' 3" (2.85m x 1.91m)

ENTRANCE HALLWAY
10' 8" x 6' 7" (3.26m x 2.01m)

LOUNGE/DINER
11' 6" x 19' 11" (3.51m x 6.07m)

KITCHEN
6' 11" x 13' 5" (2.11m x 4.10m)

SIDE PASSAGE

INTEGRAL GARAGE
7' 6" x 14' 2" (2.28m x 4.31m)

FIRST FLOOR

BEDROOM ONE
10' 9" x 12' 3" (3.27m x 3.74m)

BEDROOM TWO
10' 10" x 11' 11" (3.30m x 3.63m)

BEDROOM THREE
7' 9" x 7' 10" (2.37m x 2.38m)

BATHROOM
7' 9" x 9' 5" (2.37m x 2.88m)

TOTAL SQUARE FOOTAGE
112.0 sq.m (1208 sq.ft) approx.

OUTSIDE THE PROPERTY

LARGE BLOCK PAVED DRIVEWAY

SOUTH FACING REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Microwave, Fridge/Freezer, Dishwasher, Washing machine, Garden shed and All carpets, curtains, blinds and light fittings.

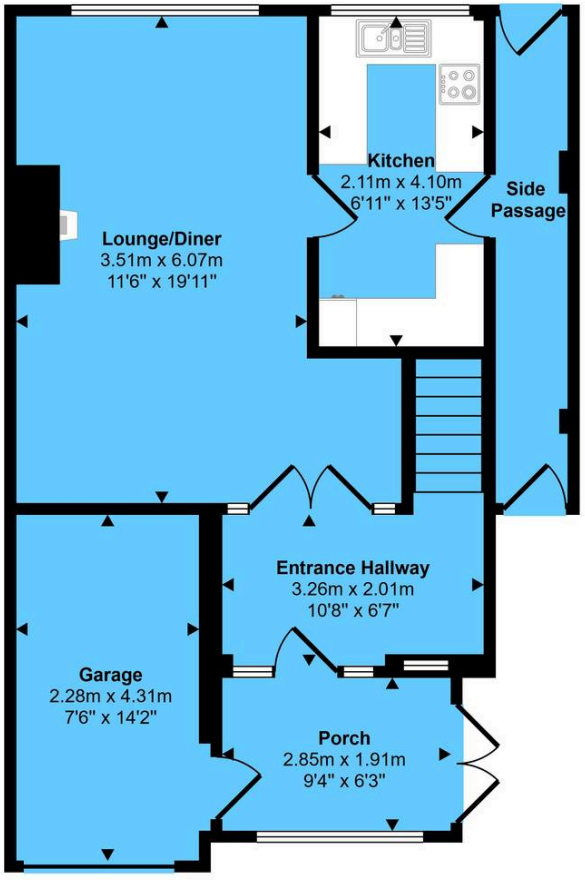
ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

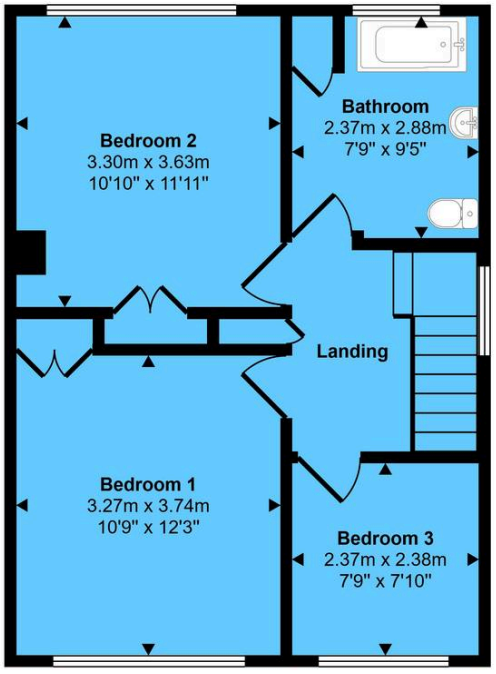
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Approx Gross Internal Area
112 sq m / 1208 sq ft



Ground Floor
Approx 66 sq m / 709 sq ft



First Floor
Approx 46 sq m / 499 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes
1632-1636 High Street, Knowle - B93 0JU
01564 777284 • knowle@xacthomes.co.uk • www.xacthomes.co.uk