

Aylesbury Road, Hockley Heath

Guide Price £550,000

xact HOMES





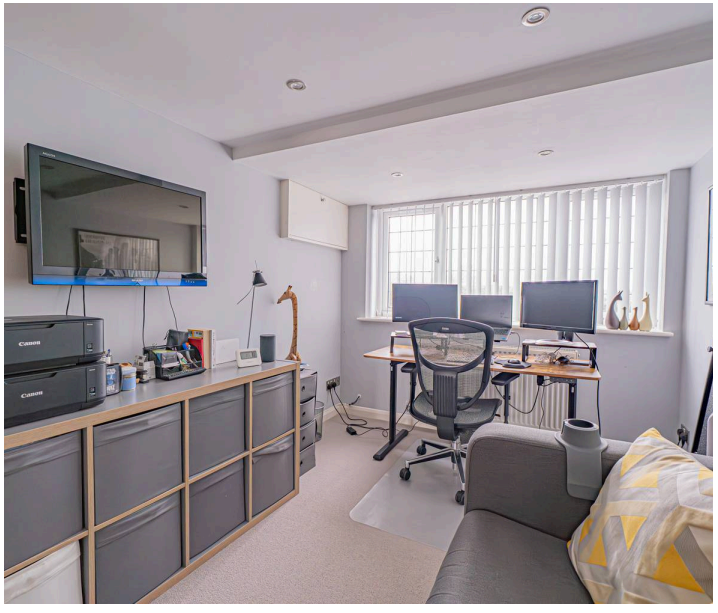


PROPERTY OVERVIEW

This beautifully presented and extended three or four bedroom semi-detached property offers spacious and versatile accommodation, ideally suited to modern family living. Set behind a generous driveway that provides ample parking, the home welcomes you with an entrance porch and a bright hallway, leading to all ground floor rooms. The living room is well-proportioned, offering a comfortable space to relax, while the heart of the home is undoubtedly the large open plan kitchen, dining and family area. This impressive space features bi-fold doors that allow light to flood in, creating a seamless connection between the indoors and the outside. The kitchen is thoughtfully designed with contemporary fittings and plenty of storage, making it perfect for both everyday meals and entertaining. A separate utility room and a stylish guest shower room adds to the practicality of the layout. The ground floor also benefits from a versatile study, which can easily serve as a fourth bedroom if required, offering flexibility for growing families or those working from home. Upstairs there are three well proportioned bedrooms presented in excellent decorated order and one modern family bathroom. The property enjoys superb views to both the front and rear, providing a sense of space and privacy rarely found in similar homes.







Additional features include a large landscape garden with a large versatile log cabin, equipped with lighting and electrics, suitable for home office or gym. This exceptional home combines contemporary style with practical family living, and its sought-after location makes it a truly desirable opportunity for discerning buyers. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

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: C

Tenure: Freehold

- Beautifully Presented And Extended 3/4 Bedroom Semi Detached Property
- Set Behind A Driveway Providing Ample Parking
- Entrance Porch And Hallway leading To All Ground Floor Accommodation



- Living Room And Large Open Plan Kitchen / Dining And Family Room With Bi-Fold Doors
- Utility And Guest Shower Room Plus Study / Fourth Bedroom To Ground Floor
- Three Bedrooms To the First Floor And Modern Bathroom
- Large Landscape Garden With A Large Versatile Log Cabin, Equipped With Lighting & Electrics, Suitable For Home Office Or Gym
- Superb Views To Front And Rear Of Property

ENTRANCE PORCH

HALLWAY

LIVING ROOM
11' 2" x 16' 2" (3.40m x 4.92m)

KITCHEN/DINING & FAMILY AREA
24' 8" x 12' 10" (7.53m x 3.91m)

UTILITY ROOM
9' 5" x 9' 3" (2.88m x 2.83m)

SHOWER ROOM
3' 3" x 8' 5" (0.99m x 2.57m)

STUDY/BEDROOM FOUR
8' 4" x 14' 7" (2.54m x 4.45m)

FIRST FLOOR

BEDROOM ONE
12' 0" x 10' 7" (3.67m x 3.22m)

BEDROOM TWO
14' 9" x 8' 3" (4.49m x 2.52m)

BEDROOM THREE
8' 4" x 11' 1" (2.55m x 3.37m)



BATHROOM
7' 4" x 6' 2" (2.24m x 1.89m)

OUTSIDE THE PROPERTY

GYM/HOME OFFICE
10' 6" x 15' 9" (3.21m x 4.79m)

TOTAL SQUARE FOOTAGE
132.0 sq.m (1421 sq.ft) approx

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE LANSCAPED REAR GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE
Integrated oven, Integrated hob, Extractor, Microwave, Dishwasher, All carpets and Blinds and Some light fittings.

ADDITIONAL INFORMATION
Services – mains gas, electricity and sewers.
Broadband – FTTP (fibre to the premises).

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.

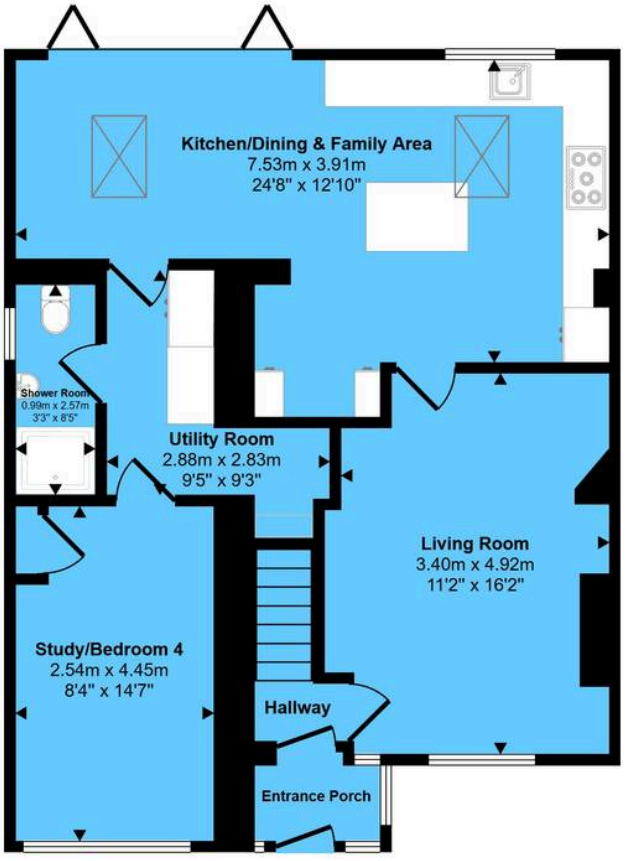




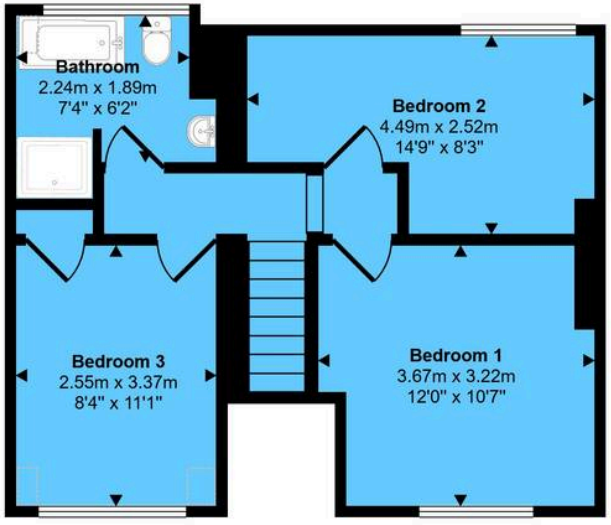




Approx Gross Internal Area
132 sq m / 1421 sq ft



Ground Floor
Approx 74 sq m / 792 sq ft



First Floor
Approx 43 sq m / 464 sq ft



Outbuilding
Approx 15 sq m / 165 sq ft

Denotes head height below 1.5m

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.

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