



# Aylesbury Road, Hockley Heath

## Offers Around £425,000

- PORCH ENTRANCE
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- GOOD REAR GARDEN
- RECEPTION HALLWAY
- CONSERVATORY
- SIDE PORCH
- SHOWER ROOM
- FRONT DRIVEWAY

This 1950's semi detached bungalow sits on the edge of the popular village of Hockley Heath which lays along the A34 Stratford Road approximately 2 miles away from the junction of the M42 motorway which forms the hub of the national motorway network and one junction down one will come to Solihull and a further junction along will bring you to the National Exhibition Centre, Resorts World. Motorcycle Museum and Birmingham International Airport and Railway Station.

Regular bus services operate along the Stratford Road to the city centre of Birmingham and also to Dorridge, Knowle and into Solihull and in the opposite direction less frequent service will take you into Stratford via Henley in Arden.

Hockley Heath has a village feel to it with a local cricket club, sports facilities, children's play ground and pubs and restaurants; there are also convenience stores and assorted shops.

The property sits well back from the road behind a paved driveway providing parking bay for numerous vehicles and extends to a UPVC double glazed door which opens to the

### **PORCH ENTRANCE**

Having UPVC double glazed window to the side and front door opening to the

### **RECEPTION HALLWAY**

Having UPVC double glazed window to the side, two ceiling points, loft hatch access, central heating radiator and doors radiating off

### **LOUNGE**

**14'6" x 14'0" (4.42m x 4.27m)**



Having sliding double glazed doors to the conservatory, ceiling light point, central heating radiator and door opening to the kitchen

### **CONSERVATORY** **12'10" x 12'5" (3.91m x 3.78m)**



Having UPVC double glazed windows and double opening doors to the rear garden, ceiling light point and central heating radiator

### **KITCHEN**

**11'9" x 9'0" (3.58m x 2.74m)**



Having UPVC double glazed window to the rear and multi paned door opening to the side porch, ceiling light point, wall and base mounted storage units with work surfaces over having inset sink and drainer with mixer tap, integrated electric double oven, gas hob with extractor canopy over, space and plumbing for a washing machine and a slimline dishwasher

### **SIDE PORCH**

**8'8" x 6'0" (2.64m x 1.83m)**

Having UPVC double glazed window to the side, door opening to the side access and wall light point

**BEDROOM ONE**  
**12'0" x 10'0" (3.66m x 3.05m)**



Having UPVC double glazed bow window to the front, ceiling light point and central heating radiator

**BEDROOM TWO**  
**10'4" x 9'0" (3.15m x 2.74m)**



Having UPVC double glazed bow window to the front, ceiling light point and central heating radiator

**BEDROOM THREE**  
**10'0" x 9'0" (3.05m x 2.74m)**

Having UPVC double glazed window to the side, ceiling light point and central heating radiator

**SHOWER ROOM**



Having UPVC double glazed window to the side, ceiling light point, central heating radiator, shower enclosure, pedestal wash hand basin, low level WC and shelved recess

**REAR GARDEN**

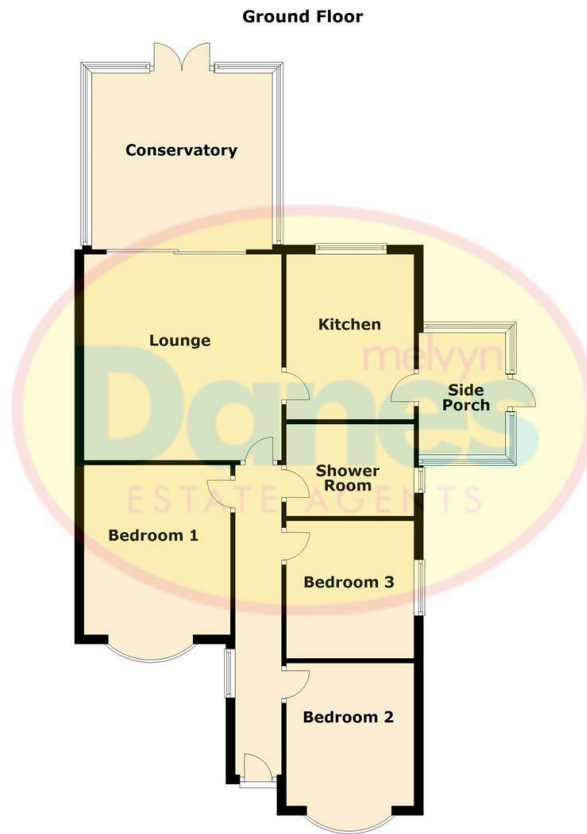


Having paved patio area with pathway access to the side, brick built store, extensive lawn with defined boundaries and two additional garden sheds



## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



### TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

### VIEWING

By appointment only please with the Shirley office on 0121 744 2801.

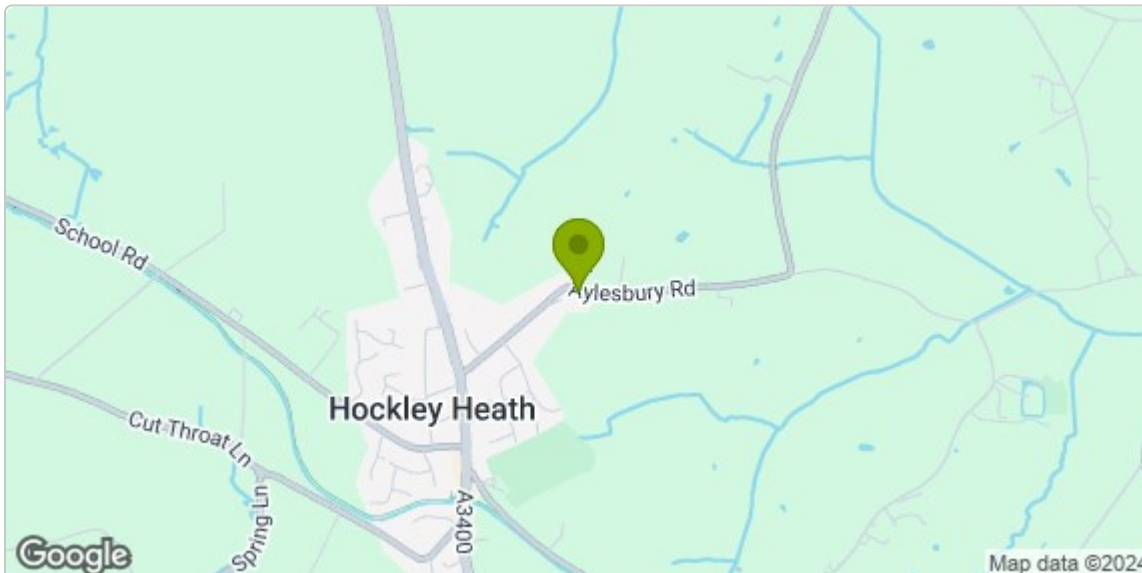
### COUNCIL TAX BAND - E

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



**Full Postal Address:**  
82 Aylesbury Road Hockley  
Heath Solihull B94 6PJ

**Council Tax Band: E**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		73
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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