

Need a Mortgage in principle to make offers? Call us now for quick assistance!  
0121 775 0101



Do you need to sell? Start your journey now! Call us we can help.  
01564 777 314



**SCAN FOR MORE INFO**  
**SIZE** - 1,323 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council -  
**BROADBAND** - Upload Max 220Mbps  
Download Max 1800Mbps  
**MOBILE** - 84%, 02 - 82%, EE - 80%, 3 - 74%.  
**EPC** - D - 65  
**PARKING** - Double Driveway & On Road Parking  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

**Hazel Grove**  
**Hockley Heath, B94**  
**£475,000**

Situated on the sought after Hazel Grove in Hockley Heath, this semi-detached house is a beautifully presented family home, offering three generous bedrooms, a stylish open plan kitchen, living and dining space, study/playroom, underfloor heating and a private landscaped rear garden.

**FEATURES**

- Immaculate Semi-Detached Home
- Three Generous Bedrooms
- Open Plan Kitchen/Living Space
- Modern Kitchen with Large Island
- Separate Study or Playroom
- Guest Cloakroom
- Built-in SONOS Sound System
- Underfloor Heating
- Private Landscaped Rear Garden
- Conveniently Located for Local Amenities

Are you an investor interested in expanding your portfolio?

Call 01564 777 314 to provide your investment criteria for alerts.



SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE

**Sneak Peeks**

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

**The Landlord Club**

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

**HTSPMD**

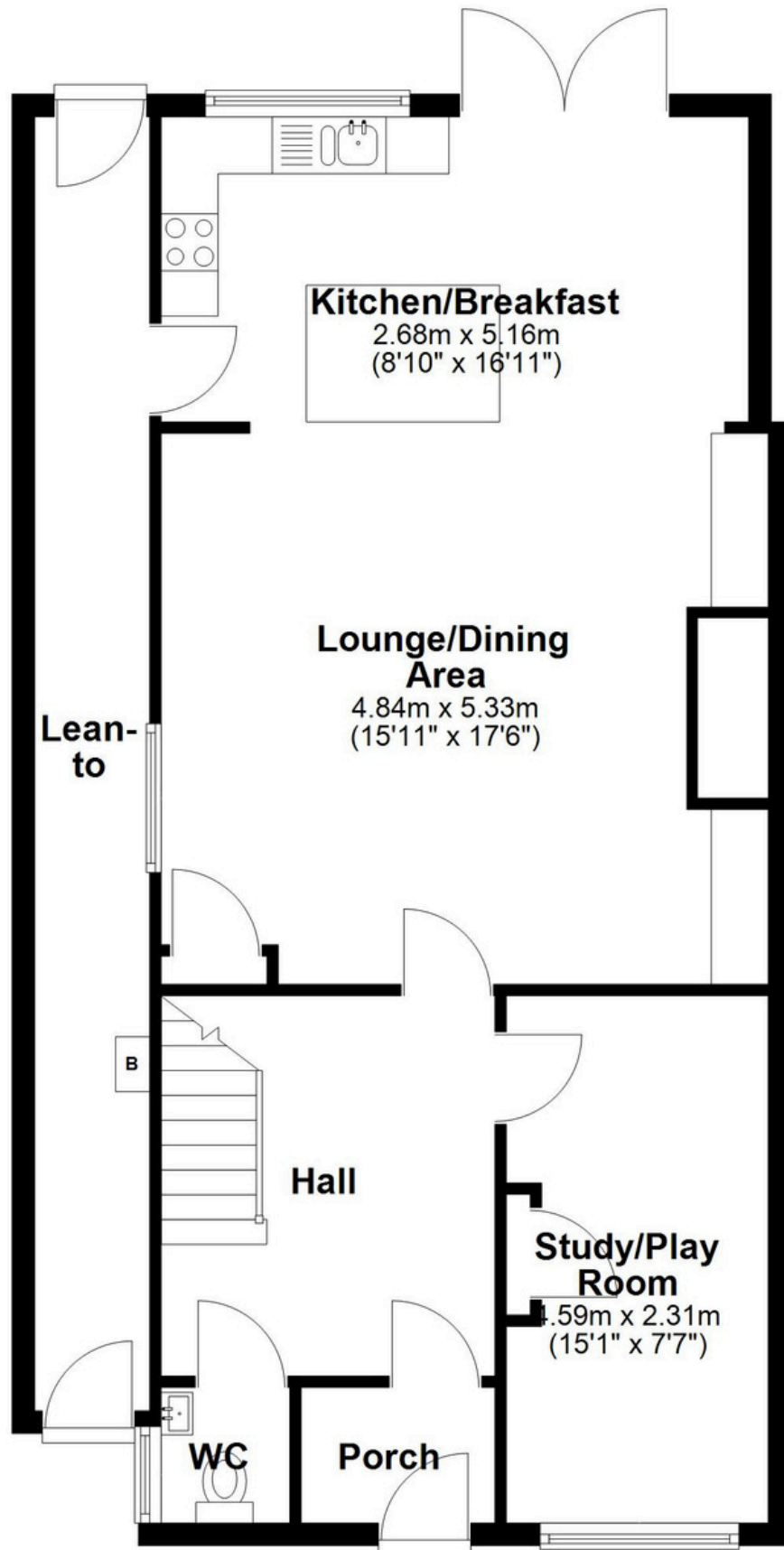
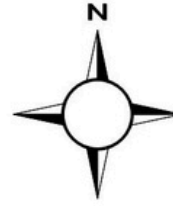
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

**The Mortgage Update**

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

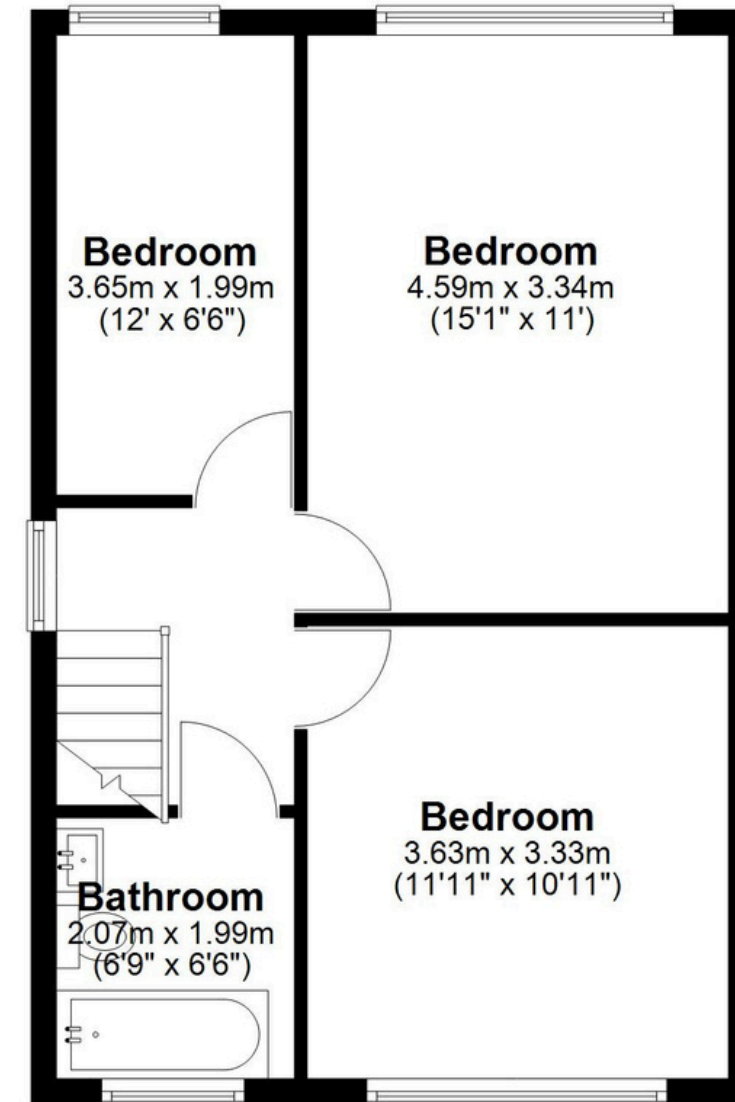
### Ground Floor

Approx. 78.1 sq. metres (840.8 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



Total area: approx. 122.9 sq. metres (1323.0 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.