

AP MORGAN



Stratford Road, Hockley Heath, Solihull
Asking Price £650,000

Features:

- Four-Bedroom Family Home
- Two Bathrooms Including Principal Suite En-suite
- Idyllic Semi-Rural Location
- Beautiful Rear Views
- Landscaped Rear Garden with Entertaining Area
- Tandem Garage and Private Driveway for Two Cars
- Fitted Kitchen with Appliances
- Excellent Motorway and Transport Links

Description:

Idyllic and semi-rural. This is the kind of family home people wait years for.

Set in the village of Hockley Heath, this four-bedroom, two-bathroom house offers a tandem garage and a private driveway for two/three cars. At over 1,668 sq ft and in great condition throughout, it's clearly been as much-loved family home, with a fitted kitchen complete with appliances and a beautifully landscaped rear garden, with its own entertaining area.

We asked them what made them buy it

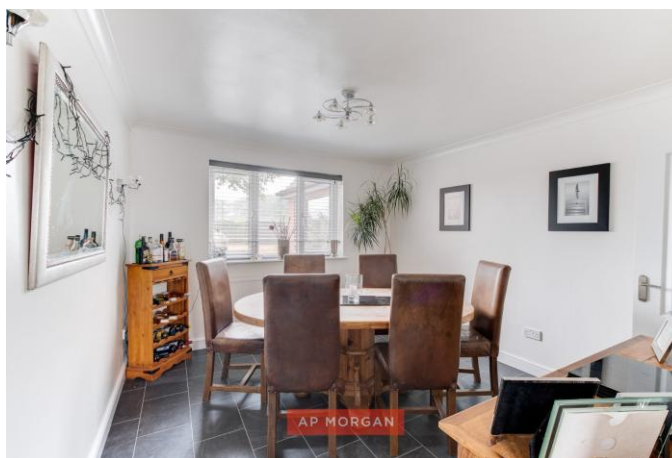
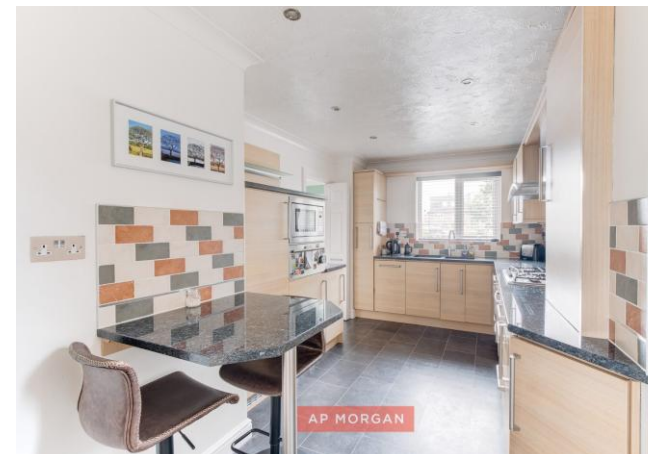
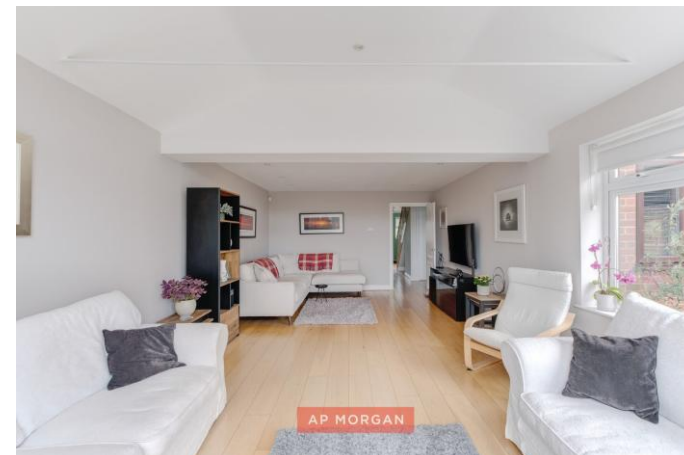
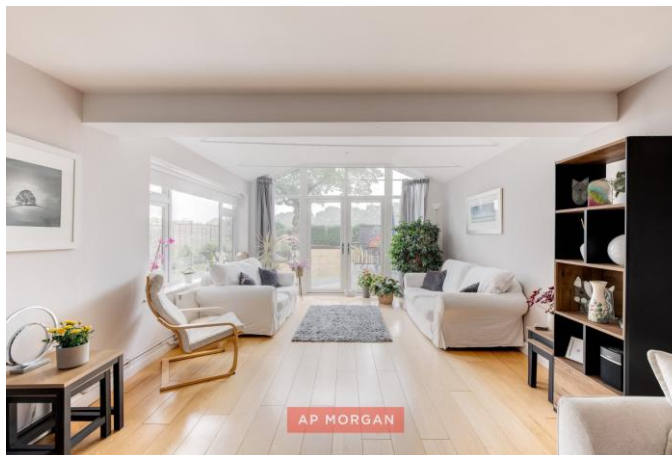
"We fell in love with it for many reasons. Lots of space for our family and friends, including 4 large bedrooms. A beautiful garden and access to lovely countryside walks without having to get into our car. We also love that the kitchen is slightly separated from the dining room, so your guests don't see the mess you make when you're cooking, but you can still easily join in with all their dining table conversations.

What about the house itself?

"The south facing garden, especially the beautiful oak tree. It's such a peaceful place to sit and relax, whether on the decking or on the patio."

Our agents say...

This is a genuinely lovely family home in a setting that's hard to match. The living room is a real standout, generously proportioned and full of light, and it flows through to a dining room and fitted kitchen with appliances that make family life easy. Upstairs, the principal suite comes with its own en-suite, and three further bedrooms share a family bathroom, giving everyone plenty of space.



Outside, the beautifully landscaped rear garden has its own dedicated entertaining area. The tandem garage plus private driveway for two/three cars gives you all the parking and storage you could need.

With excellent motorway and road links, plus easy access to Birmingham Airport, the train station, the NEC, and both Solihull and Shirley shopping centres, and strong Solihull school catchments close by, this location genuinely delivers on every level.

Homes in settings this idyllic do not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Hall

Living Room 25' x 13'1" (7.62m x 4m)

Dining Room 12'4" x 10'10" (3.76m x 3.3m)

Kitchen 17' x 9'2" (5.18m x 2.8m) Both Max

WC (Downstairs) 6'3" x 4'8" (1.9m x 1.42m)

Landing

Principal Suite 12'4" x 12'6" (3.76m x 3.8m)

Ensuite 6'1" x 5'1" (1.85m x 1.55m)

Bedroom 2 12'4" x 11'5" (3.76m x 3.48m)

Bedroom 3 10'5" x 11'5" (3.18m x 3.48m)

Bedroom 4 10'7" x 9'2" (3.23m x 2.8m)

Bathroom 6'1" x 7'8" (1.85m x 2.34m)

EPC Rating: C

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissemortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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