

Peter Clarke



Aylesbury Road, Hockley Heath, Solihull, B94 6PD

£525,000

A beautifully presented three storey period property in a very popular location within Tudor Grange school catchment. Three bedrooms, three refitted bathrooms, study, spacious living room, superb refitted kitchen/ dining room, utility and downstairs toilet, tandem garage and delightful secluded rear garden with store/ potential home office.



Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores including a new Co-op supermarket and extremely popular Mills butchers, amenities, excellent schools including Tudor Grange Senior school catchment. 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. Set back from the road behind a tarmac three car driveway with shrubbery boarder to the side, external light and access is gained via a double glazed door to;

**ENTRANCE LOBBY** Entrance lobby with coved cornice, wood flooring and door to;

**SPACIOUS LIVING ROOM/ DINING ROOM** 23' 5 into bay" x 13' 0" (7.14m x 3.96m) Double glazed leaded light bay window to the front, coved cornice, cast iron fireplace with open fire, decorative tiled inserts and granite hearth, two radiators and arched part glazed doors to the kitchen.

**DELIGHTFUL REFITTED KITCHEN/ BREAKFAST ROOM** 17' 6" x 11' 4" (5.33m x 3.45m) A beautiful refitted kitchen with ample base, wall and drawer units, walnut style butchers block effect worktops, one and a half sink drainer with mixer tap, tiled splashbacks, integrated wine cooler and dishwasher, built in electric oven and separate combo oven, island breakfast bar, tiled floor, double glazed doors to the rear garden and door to the;

**UTILITY ROOM** 6' 9" x 4' 5" (2.06m x 1.35m) Plumbing and space for washing machine and tumble dryer, butcher block effect worktop, double glazed window to rear and door to the patio, wall mounted

Worcester Bosch combi boiler and door to;

**GUEST WC** Corner wash basin, tiled splashback, Wc, slate tiled floor and frosted double glazed frosted leaded light window to rear.

**FIRST FLOOR LANDING** Access is gained from the door then stairs leading from the kitchen with useful built in storage cupboards and doors leading to;

**BEDROOM TWO** 12' 2" x 11' 0 to wardrobes" (3.71m x 3.35m) Double glazed leaded light window to front, laminate flooring, three walnut style finish built in double wardrobes with two mirrored doors and radiator.

**VICTORIAN STYLE BATHROOM** 8' 8" x 7' 0" (2.64m x 2.13m) Leaded light window to side, radiator, feature roll top bath with ball and claw feet, Wc, pedestal wash basin, black and white tiled splashbacks and flooring.



**BEDROOM THREE** 10' 0" x 9' 6" (3.05m x 2.9m) Attractive double glazed bow window overlooking the rear garden, radiator, laminate flooring, coving to ceiling and sliding door to the walk-in wardrobe with hanging rails and shelving.

**REFITTED SHOWER ROOM** Refitted white suite with Wc, vanity unit and wash basin, deep shower enclosure with thermostatic shower, frosted double glazed leaded light window to rear, Porcelanosa feature tiled walls and floor.

**STUDY** 5' 0" x 4' 2" (1.52m x 1.27m) Window to side, fitted shelving, laminate floor and space for computer desk.



**MASTER BEDROOM** 11' 7" x 8' 8" (3.53m x 2.64m) Double glazed window to rear, radiator and door to the en-suite and walk-in dressing room with fitted shelving, hanging rails, drawers and lighting.

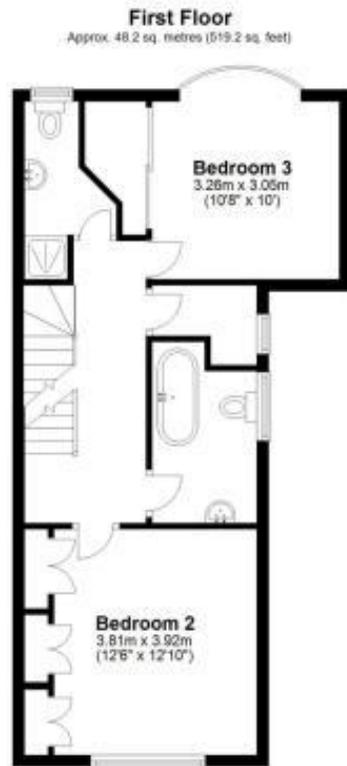
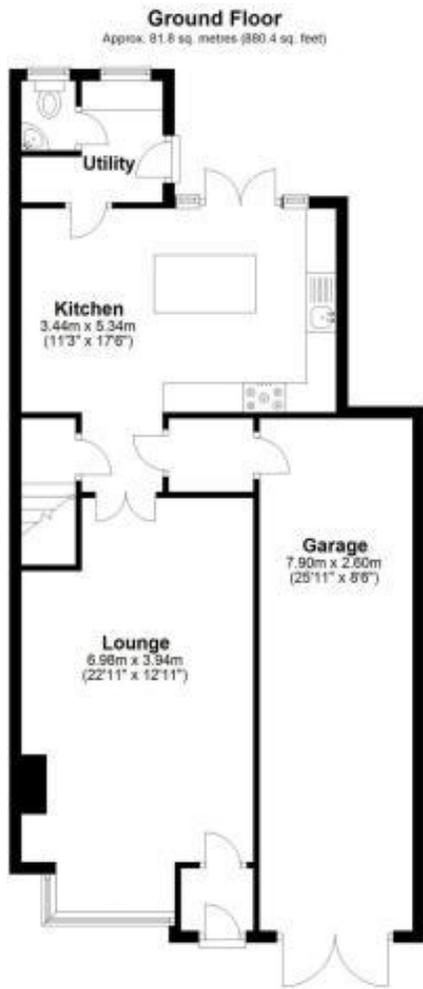
**MODERN ENSUITE SHOWER ROOM** 7' 3" x 5' 10" (2.21m x 1.78m) Victorian style suite with Wc, vanity unit with wash basin, corner shower cubicle and thermostatic shower with separate spray head attachment, feature tiled splashbacks, extractor fan and double glazed Velux window to front.

**TANDEM GARAGE** 25' 0" x 8' 6" (7.62m x 2.59m) Garage door to front, light and power points, fire sprinkler water tank and door to the doaks cupboard and kitchen.



**SECLUDED REAR GARDEN** A delightful secluded garden with a block paved patio and stone chipped area hedged and fenced boundaries, brick built store/ workshop/ potential home office with light and power. To the rear of the garden there is a Harding standing for a garden shed or summer house, laid lawn and paved path.





Total area: approx. 151.5 sq. metres (1630.9 sq. feet)

Ground Floor Plan  
Plan produced using PlanUp.

## GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor all mains services are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band TBC**

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** **TBC**. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

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**Six offices serving South Warwickshire & North Cotswolds**