



Aylesbury Road, Hockley Heath, Solihull, B94 6PB

Offers Over £400,000

**Hawkins & Patterson**  
ESTATE AGENTS



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## Aylesbury Road, Hockley Heath, Solihull, B94 6PB

Aylesbury Road is conveniently situated in the sought-after area of Hockley Heath, a desirable and affluent Solihull village, ideally located within the catchment area of Tudor Grange Primary Academy Hockley Heath. Situated on the edge of open countryside, yet still close to the larger village of Knowle and Solihull town centre. Hockley Heath is well placed to access both the M42 and M40 motorways, leading on to the M1, M6 and M5, as well as being less than 3 miles from Dorridge train station boasting access to Birmingham, the upcoming HS2 links and the Chiltern line providing commuter services to London Marylebone. Located within the village is a Miller and Carter steakhouse, pub, very popular 'Mills' butchers, Co-op, newsagents, bakers, plus a number of other amenities including a local park, village hall and social club. The property is situated within the very popular Tudor Grange Primary Academy catchment.

There is current planning permission for a full width, ground floor extension. <https://publicaccess.solihull.gov.uk/online-applications/Planning> Reference: PL/2022/00809/CLOPUD

Standing back from the road behind a block paved driveway, lawned garden and access is gained via a double glazed entrance door with frosted inserts and side windows leading to;

### ENTRANCE HALL

Karndean flooring, stairs off to first floor upright radiator and doors to;

### GUEST WC

Modern suite with WC, vanity unit with Corian vanity top & wash basin, Karndean flooring, frosted double glazed window to front and heated towel rail.

### LOUNGE/ DINING ROOM

Amtico style flooring, Double glazed sliding patio doors to the rear garden, two radiators and door to:







## KITCHEN

Fitted base, wall and drawer units, worksurfaces, sink drainer unit, plumbing and space for washing machine and dishwasher, gas cooker point and extractor over. Door to side passage and doorway to shelved pantry cupboard.

## FIRST FLOOR LANDING

Frosted double glazed window to side, airing cupboard housing the Vaillant combi boiler. Loft hatch with pull down ladder to access part boarded loft space with light. ( STPP the loft could be made into a master bedroom and ensuite as most neighbouring properties have done already).

## BEDROOM ONE

Built in wardrobe, radiator and double glazed window to front.

## BEDROOM TWO

Double glazed window to rear, built in wardrobe and storage cupboards and radiator.

## BEDROOM THREE

Double glazed window to front and radiator.

## REFITTED FAMILY BATHROOM

Modern white suite, WC, wash basin with drawers beneath, panelled bath, concealed lighting, walkin shower with glazed screen, thermostatic shower and rainhead over, frosted double glazed windows to side and rear, feature tiled walls and heated towel rail.





## **SOUTH FACING REAR GARDEN**

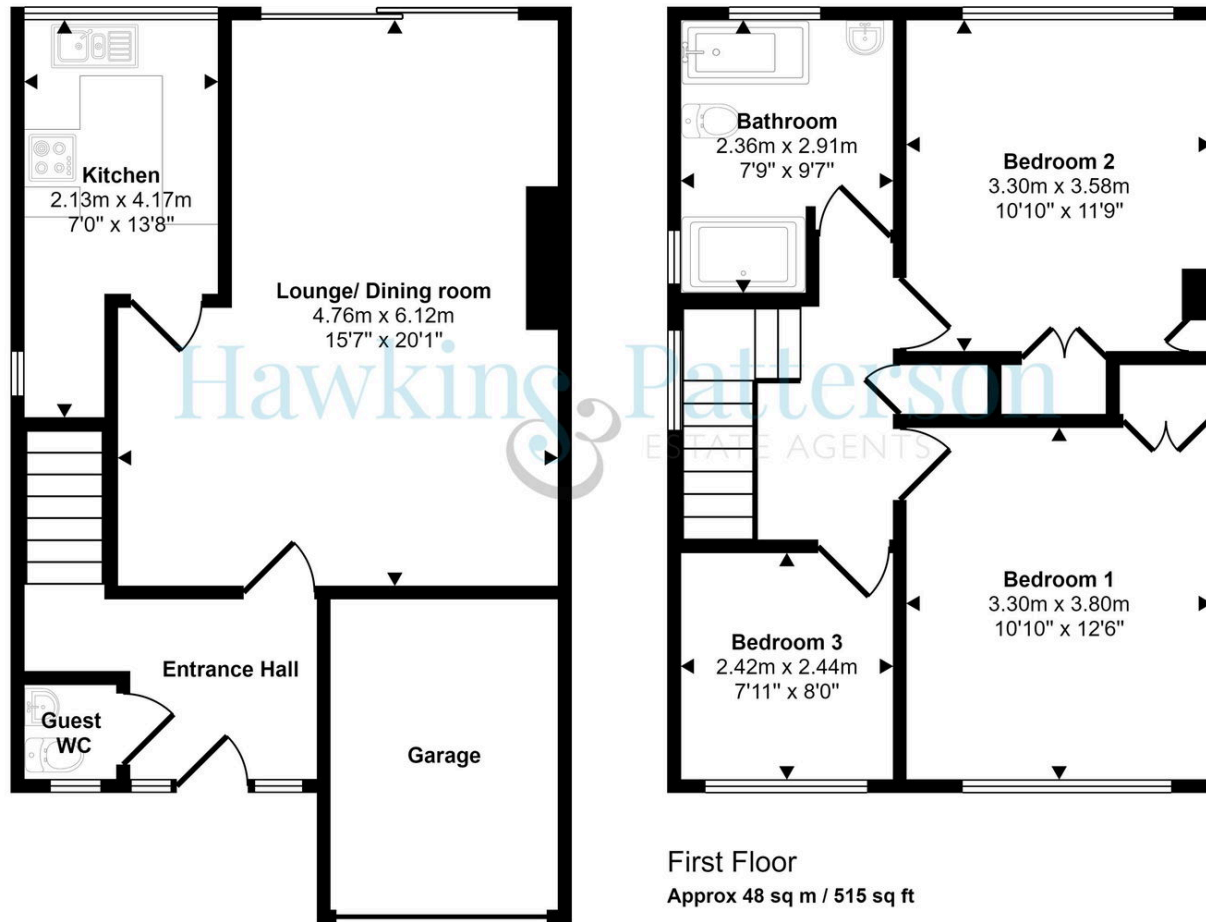
Blocked paved patio, gated side passage,  
external wind out canopy blind, laid lawn,  
flower border, fencing to sides and rear.

## **INTEGRAL GARAGE**

Light and power, garage door to front.



Approx Gross Internal Area  
99 sq m / 1066 sq ft



**Ground Floor**  
Approx 51 sq m / 550 sq ft

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.