



**sb**  
simon burt  
THE ESTATE AGENT

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**FOR SALE**  
01564 784040  
www.simonburthomes.co.uk

178 Aylesbury Road, Hockley Heath, Solihull B94 6PP £225,000  
www.simonburthomes.co.uk



## Key Features

Entrance Porch / Reception Hall  
Lounge / Garden Room  
Fitted Breakfast Kitchen / Utility Room  
Three Bedrooms  
Bathroom  
Gas Central Heating / Double Glazing  
Driveway Parking  
Cottage Style Rear Garden  
Delightful Rural Views to both the Front  
and Rear Elevation

178 Aylesbury Road is a modern style, three bedroom, end town house residence, set on the edge of Hockley Heath village, enjoying superb views to the front and rear over rural Warwickshire.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

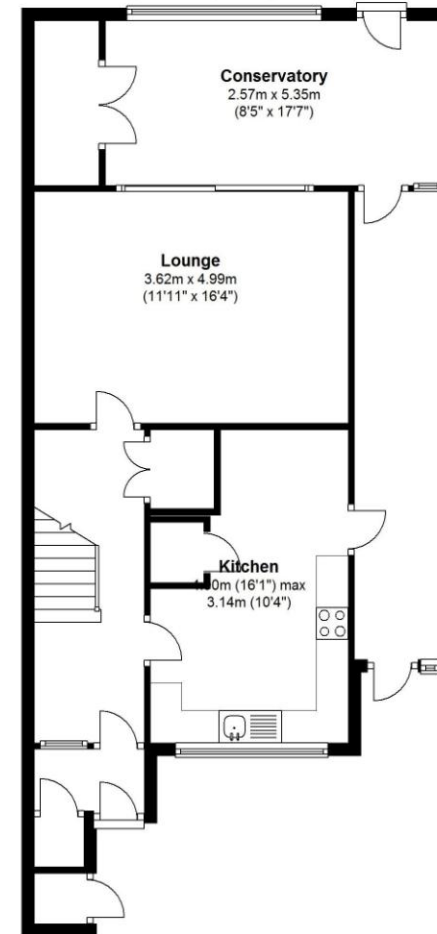
Warwickshire County Council

## Vendor's Comments

This is our first home and has seen us happily through engagement, marriage and the birth of our baby daughter. Its many fantastic features means it is perfect for any couple or family, old or young! As you will see, the views to the rear are incredible and we have enjoyed many snowy walks and deer watching on early summer mornings! It is the prime property on a cul de sac, situated perfectly for walking to either of the popular villages of Dorridge and Hockley Heath. Inside, it is deceptively spacious, with the refurbished lounge and garden room offering flexible living accommodation. The utility corridor runs the length of the house; an added bonus with two cats and lots of washing to do! The upstairs flooring has been fully refreshed and we have three good size bedrooms and truly unbelievable storage space (which is true of the whole house, in fact!) We are also blessed with amazing neighbours, who we will really miss: there's the handyman next door, who will do everything to help you from gate building and decorating to cat-sitting (to name just a few)! And the trusty neighbourhood watch lady across the road! The house is situated in an excellent catchment for Hockley Heath Primary Academy and the much sought after Tudor Grange Secondary Academy. All this, plus its perfect location: just minutes from Dorridge station with direct connections to London and Birmingham; close proximity to the motorway networks and the tranquility of the Warwickshire countryside.

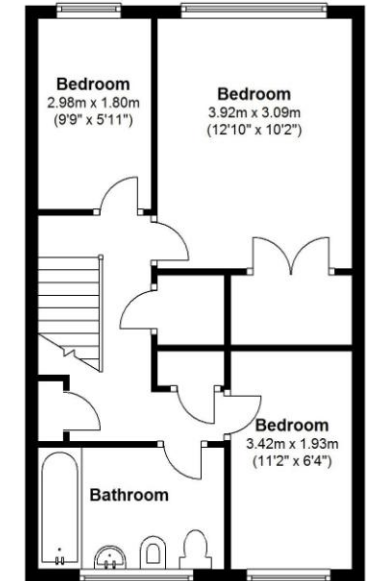
### Ground Floor

Approx. 74.5 sq. metres (801.4 sq. feet)



### First Floor

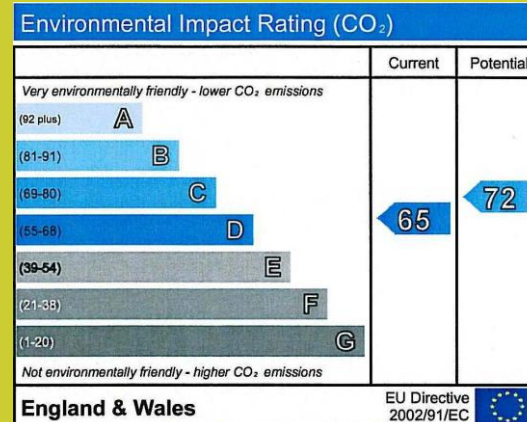
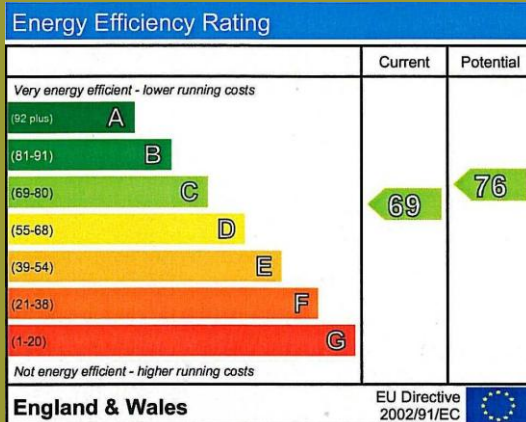
Approx. 42.9 sq. metres (462.1 sq. feet)



Total area: approx. 117.4 sq. metres (1263.5 sq. feet)

## Viewing Arrangements

Telephone: 01564 784040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







