

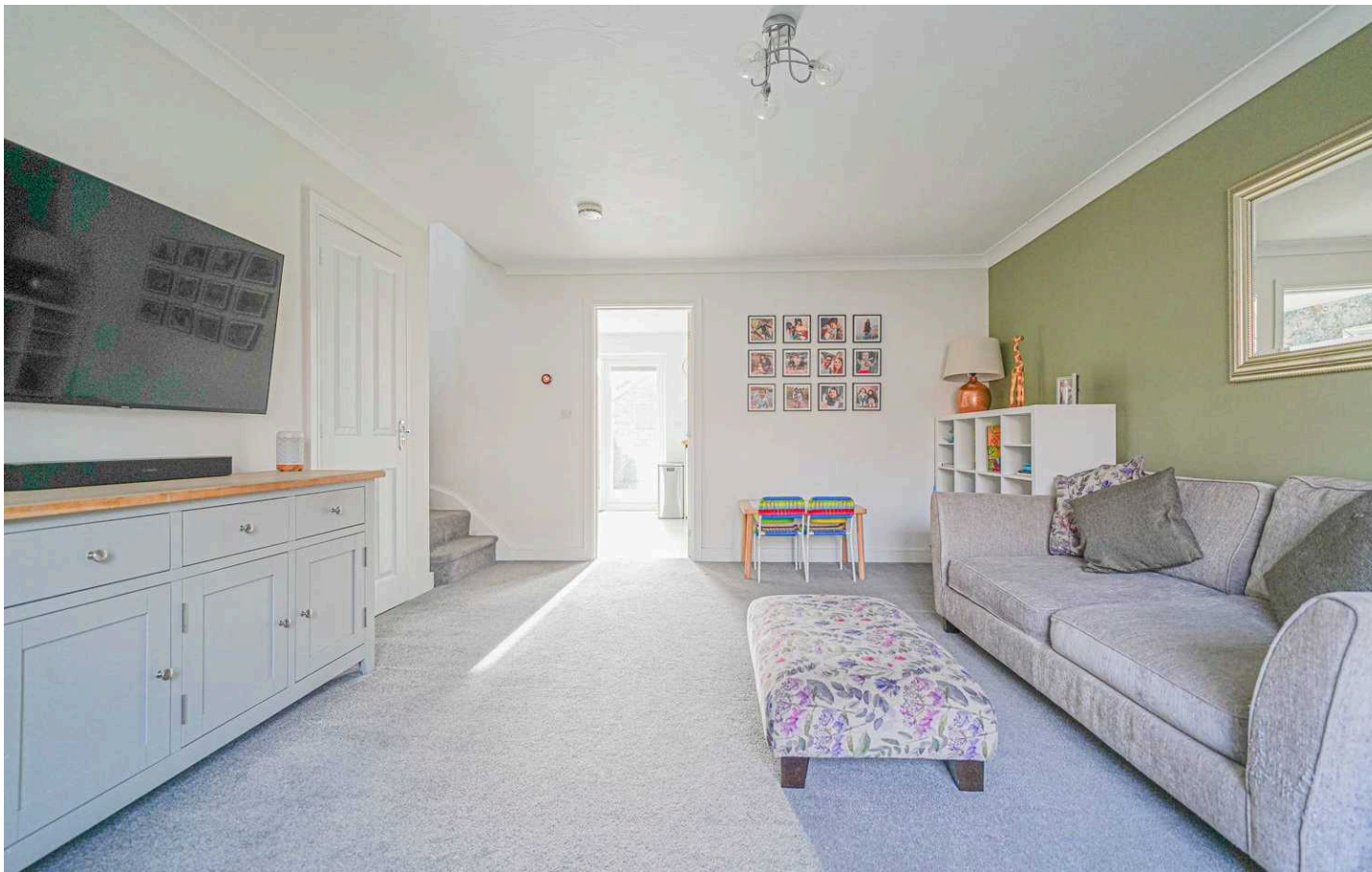


Short Street, Shirley

Guide Price £355,000



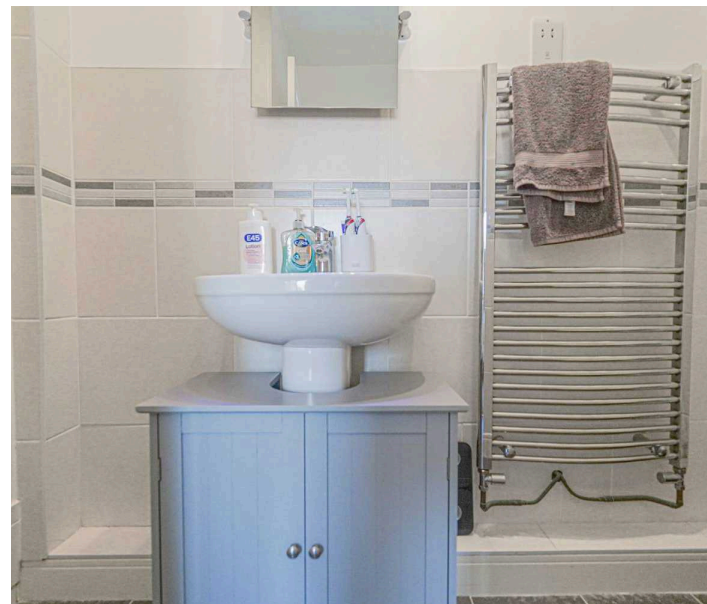




## PROPERTY OVERVIEW

Nestled within a peaceful cul-de-sac, this delightful three-bedroom semi-detached property offers a charming retreat in a prime location, within easy reach of all local amenities and shops.

Upon entering, you are greeted by a hallway that leads seamlessly into a spacious lounge, bathed in natural light that creates a warm and welcoming ambience. The heart of the home lies at the rear, where an open plan kitchen/diner beckons with its modern design and convenient layout. The kitchen boasts a range of integrated appliances and ample storage, while the dining area overlooks the rear garden through double doors opening onto the patio seating area, perfect for al fresco dining and entertaining.



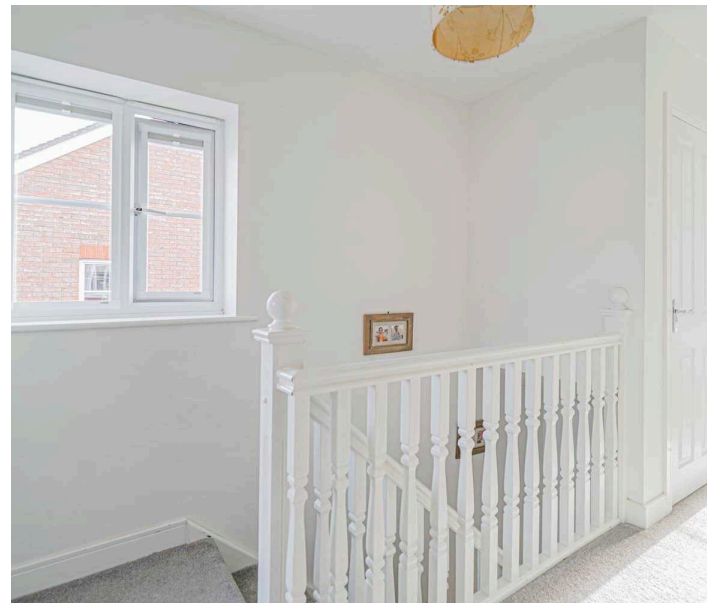
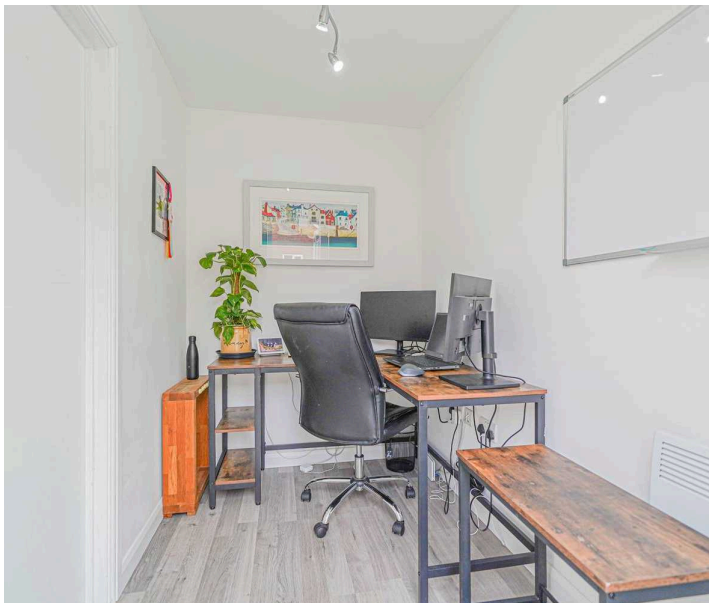
Ascending the staircase, you will find three well-appointed bedrooms. The principal bedroom is complete with fitted wardrobes and an en-suite shower room for added convenience. The remaining bedrooms are generously sized and share access to a family bathroom, ensuring privacy and comfort for all residents.



Step outside to discover a low-maintenance south-facing rear garden, ideal for relaxing and soaking up the sun. The detached garage has been thoughtfully converted into a versatile home office, catering to the needs of modern remote workers. Parking will never be an issue, with ample off-road space available for multiple vehicles.

This property presents a rare opportunity to acquire a tastefully presented home in a sought-after location, where comfort and convenience converge seamlessly. Whether you are looking for a peaceful sanctuary or a space to host friends and family, this residence offers the perfect blend of style and functionality. Don't miss your chance to make this property your own and experience the epitome of modern living.

- Three Bedroom Semi-Detached Home
- Set On A Quiet Road
- Walking Distance To All Local Amenities
- Spacious Lounge
- Open Plan Kitchen / Diner
- Principal Bedroom With Ensuite
- Abundance Of Natural Light Throughout
- South Facing Rear Garden
- Home Office & Store







## PROPERTY LOCATION

Dickens Heath is a vibrant and highly desirable semi-rural village, combining modern convenience with picturesque surroundings. The village centre, which this property overlooks, is the heart of the community. On your doorstep there are cosy cafes, welcoming restaurants and bars, beauty salons, health and wellness centres, and essential conveniences such as a supermarket, pharmacy, opticians and GP and dentist surgeries. The village is close to both primary and secondary schools with excellent reputations for academic achievement and extra-curricular programmes, making it an ideal setting for families prioritising quality education. Dickens Heath is in the catchment for Alcester and Stratford Grammar schools, Solihull School and Eversfield Prep and has its own primary school. Additionally, its community-focused atmosphere, village hall, library and youth club contribute to a supportive environment for local children. For leisure, there are beautiful walking trails, canals, parks and nearby countryside, as well as a local nature reserve. With excellent transport links to Birmingham and Stratford-upon-Avon (via its own railway station, Whitlocks End), Solihull town centre and the M42 and M40 motorways, Dickens Heath combines a tranquil village lifestyle with easy access to urban conveniences, ideal for families and professionals alike.

Council Tax band: D

Tenure: Freehold



## **ENTRANCE HALL**

### **WC**

### **LOUNGE**

17' 1" x 12' 10" (5.20m x 3.90m)

### **KITCHEN/DINER**

16' 3" x 9' 2" (4.95m x 2.80m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

11' 6" x 10' 0" (3.50m x 3.05m)

### **ENSUITE**

10' 0" x 5' 3" (3.05m x 1.60m)

### **BEDROOM TWO**

11' 10" x 9' 0" (3.60m x 2.75m)

### **BEDROOM THREE**

8' 10" x 7' 1" (2.70m x 2.15m)

### **BATHROOM**

6' 3" x 5' 5" (1.90m x 1.65m)

## **OUTSIDE THE PROPERTY**

### **OFFICE**

7' 9" x 5' 3" (2.35m x 1.60m)

### **STORE**

11' 2" x 8' 2" (3.40m x 2.50m)

### **TOTAL SQUARE FOOTAGE**

91.8 sq.m (988 sq.ft) approx.

### **GARDEN**





#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, microwave, dishwasher, all carpets, all light fittings, some blinds and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - mains water (water meter), sewers, electricity. Central heating - gas. Broadband - FTTP (fibre to the premises).

#### **INFORMATION FOR POTENTIAL BUYERS**

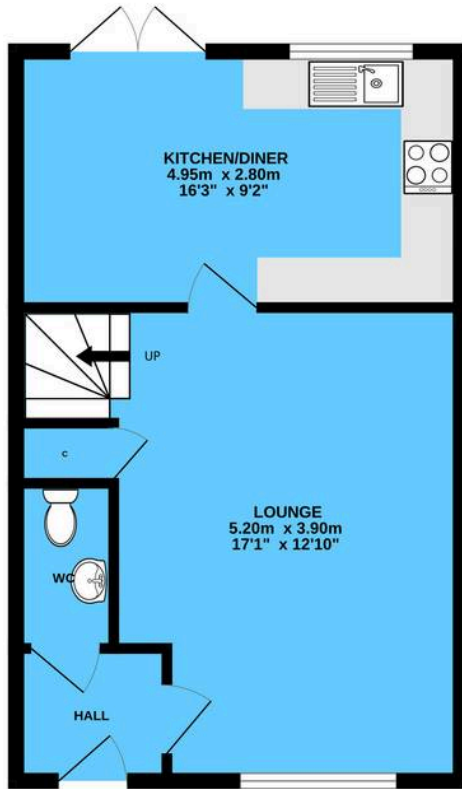
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



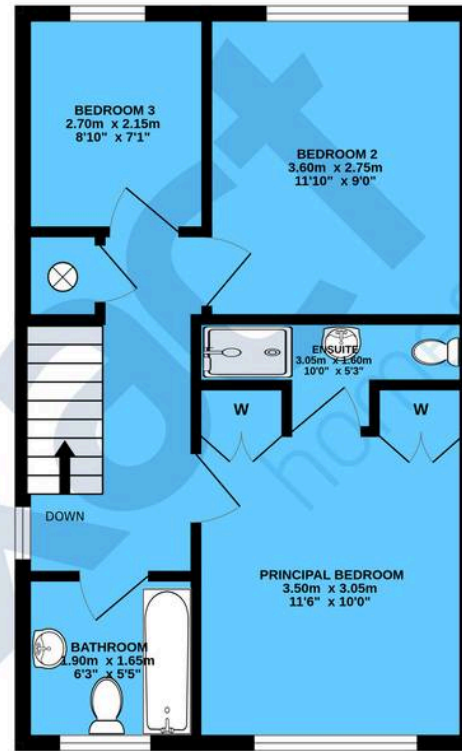




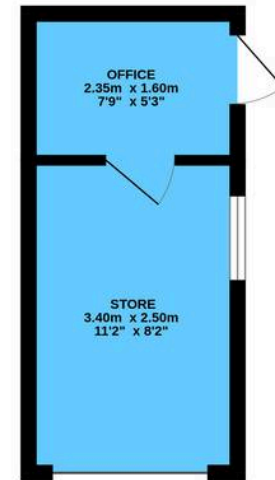
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



TOTAL FLOOR AREA : 91.8 sq.m. (988 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Xact Homes

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