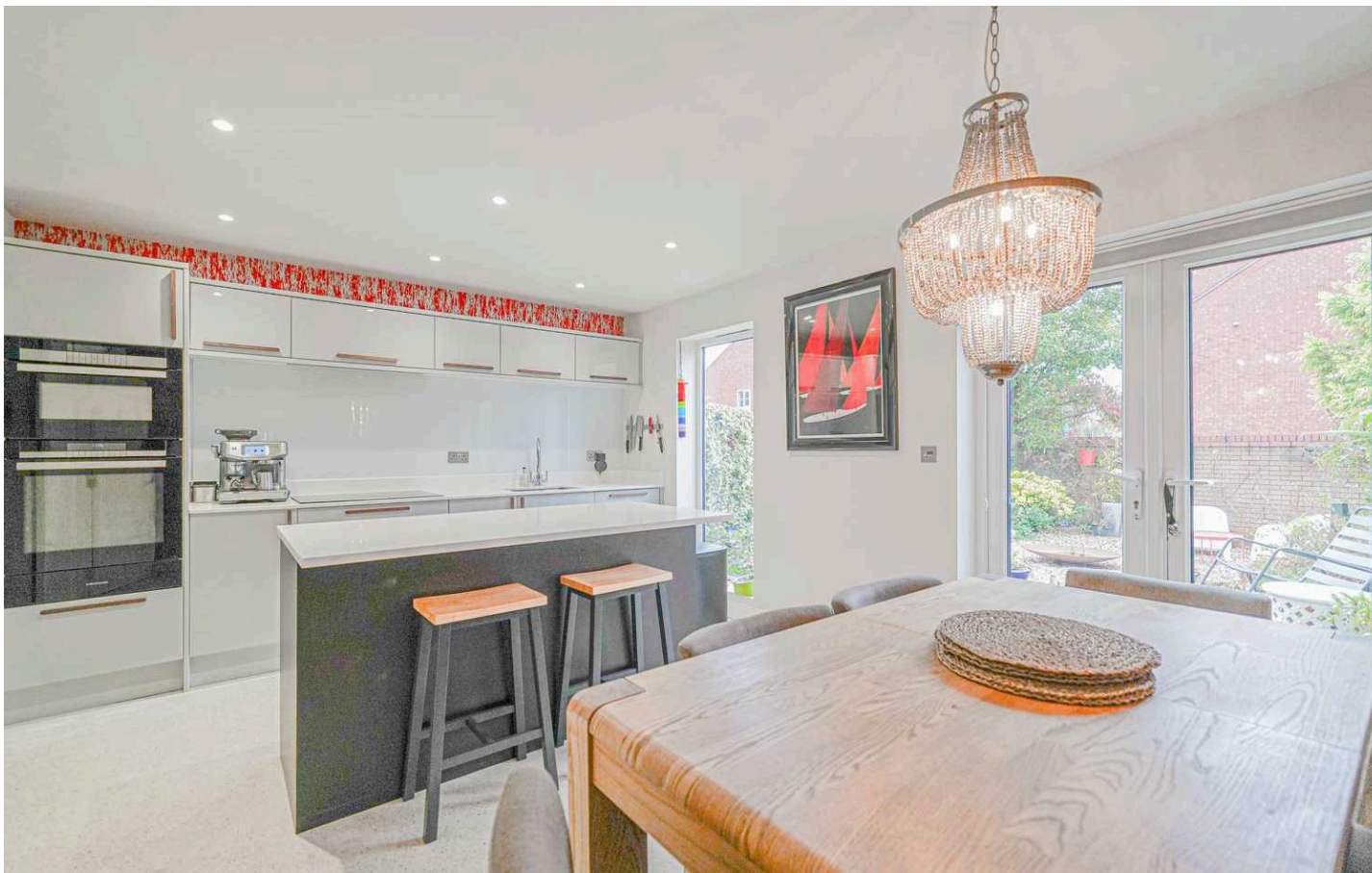




## Boundary Lane, Shirley

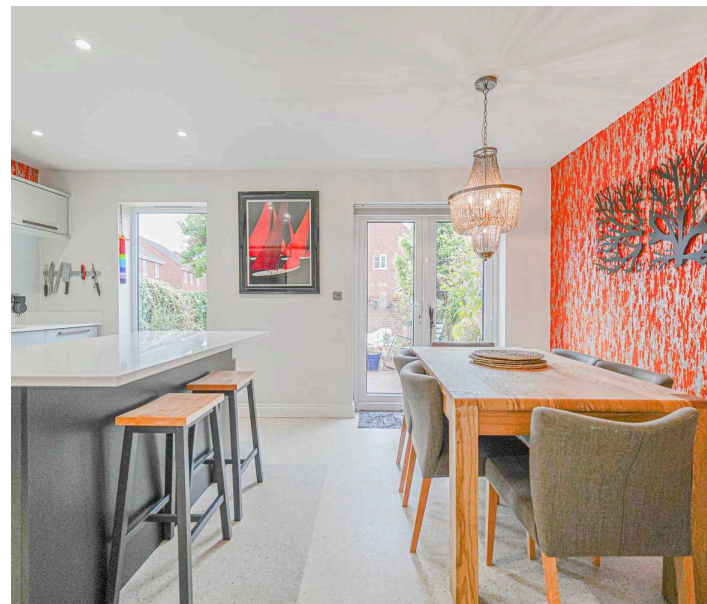
Guide Price £475,000





## PROPERTY OVERVIEW

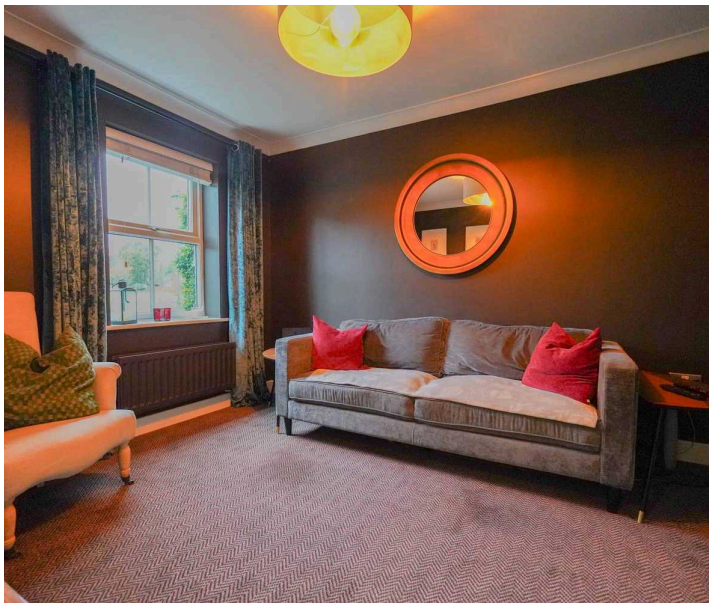
Nestled in a delightful position overlooking the village green, this well-maintained and immaculately presented freehold four-bedroom end-terrace home set over three floors offers a fantastic opportunity for comfortable and stylish living. Boasting a prime location within walking distance to local shops and amenities, this property is not only conveniently located but also provides a peaceful and picturesque setting for its residents. Upon entering the property, you are greeted by a spacious entrance hallway that sets the tone for the rest of the home. The ground floor features a delightful open plan kitchen/diner which has been fully redesigned, has ample workspace, modern appliances and an abundance of natural light, and a practical utility area, making it the heart of the home for both every-day living and entertaining. Additionally, there is a versatile sitting/dining room that could easily be transformed into a formal dining room/playroom as well as a modern downstairs toilet for added functionality. Venturing to the first floor, one will find a large living room that offers a perfect space for relaxation and entertainment. The first floor also hosts the principal bedroom, complete with fitted wardrobes and a contemporary ensuite bathroom for added convenience.





Ascending to the second floor, you will discover three well-proportioned bedrooms, one of which is a spacious double with its own ensuite bathroom, while the remaining bedrooms (one of which is currently being used as a dressing room) are serviced by a luxury family bathroom, ensuring comfort and privacy for all occupants. Outside, the property boasts a low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, the property benefits from off-road parking for two vehicles and a single garage in a detached block, providing ample space for parking and storage. In summary, this property offers a perfect blend of stylish living, convenience, and comfort in a sought-after location. With its spacious interiors, modern amenities, and charming surroundings, this end-terrace home is sure to appeal to those seeking a place to call their own. Book a viewing today to experience the charm and elegance of this stunning property firsthand.

- FREEHOLD
- Four Bedroom End-Terrace Home
- Well Maintained & Immaculately Presented Throughout
- Overlooking Village Green
- Set Over Three Floors
- Two Spacious Reception Rooms
- Open Plan Kitchen / Diner
- Large Principal Bedroom With Ensuite
- Low Maintenance Rear Garden
- Off Road Parking & Single Garage





## 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 at 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: E

Tenure: Freehold



**HALL**

**WC**

**SITTING/DINING ROOM**

11' 7" x 9' 5" (3.54m x 2.86m)

**KITCHEN/DINER**

16' 2" x 11' 11" (4.93m x 3.64m)

**UTILITY AREA**

5' 10" x 5' 10" (1.77m x 1.77m)

**FIRST FLOOR**

**LIVING ROOM**

16' 2" x 11' 11" (4.92m x 3.63m)

**PRINCIPAL BEDROOM**

15' 9" x 9' 7" (4.81m x 2.93m)

**ENSUITE**

6' 7" x 5' 7" (2.00m x 1.70m)

**SECOND FLOOR**

**BEDROOM TWO**

12' 9" x 9' 5" (3.89m x 2.88m)

**ENSUITE**

8' 10" x 3' 4" (2.68m x 1.02m)

**BEDROOM THREE**

11' 9" x 9' 6" (3.57m x 2.89m)

**BEDROOM FOUR**

9' 8" x 6' 6" (2.94m x 1.97m)

**BATHROOM**

6' 5" x 6' 1" (1.95m x 1.86m)



## **OUTSIDE THE PROPERTY**

### **GARAGE**

17' 0" x 8' 7" (5.18m x 2.61m)

### **TOTAL SQUARE FOOTAGE**

140.1 sq.m (1508 sq.ft) approx.

### **GARDEN**

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

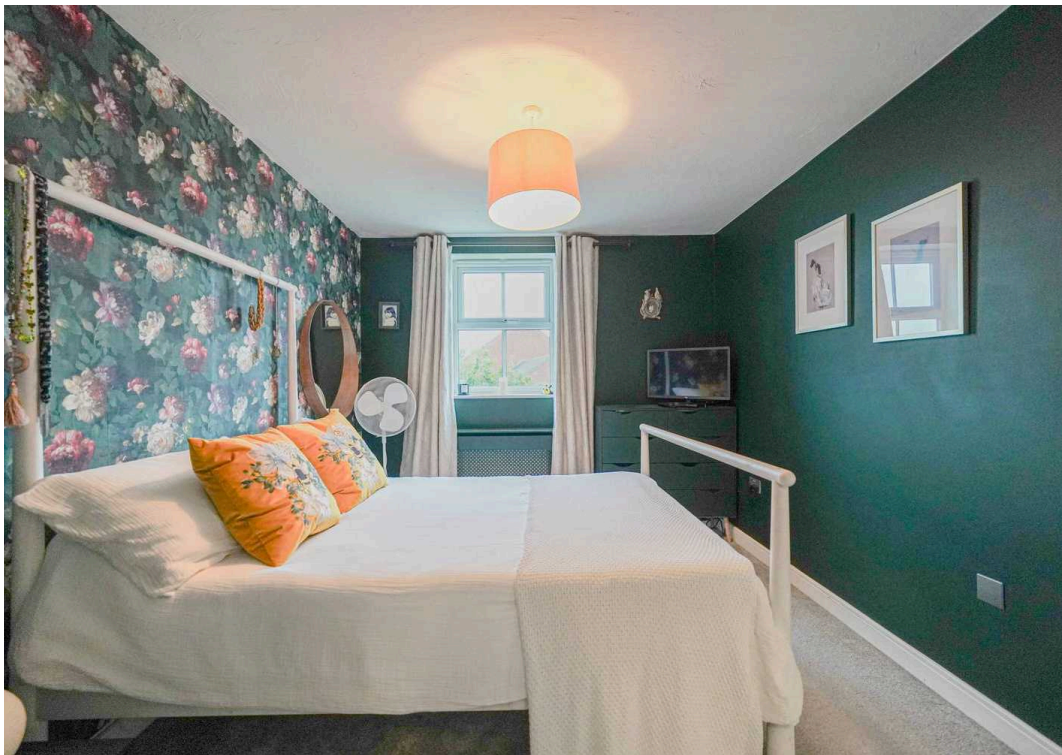
Integrated Grundig oven, integrated Grundig hob, integrated Grundig oven warmer, Howdens extractor, integrated Grundig microwave, integrated Grundig dishwasher, all carpets, all blinds, some light fittings, underfloor heating in 2 bathrooms and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Sky - full fibre.

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

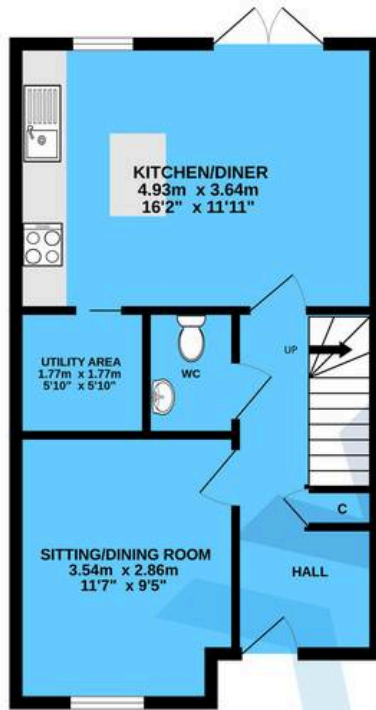
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



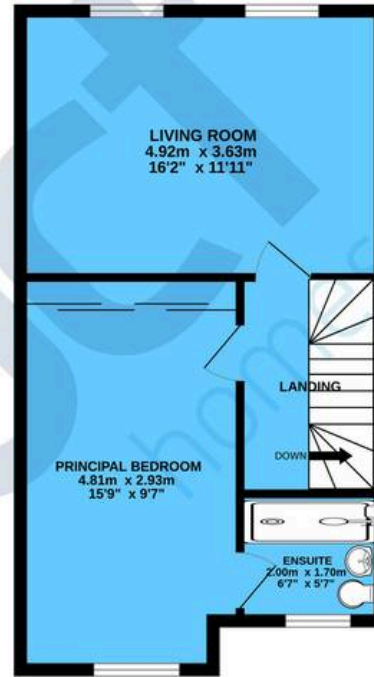
GARAGE



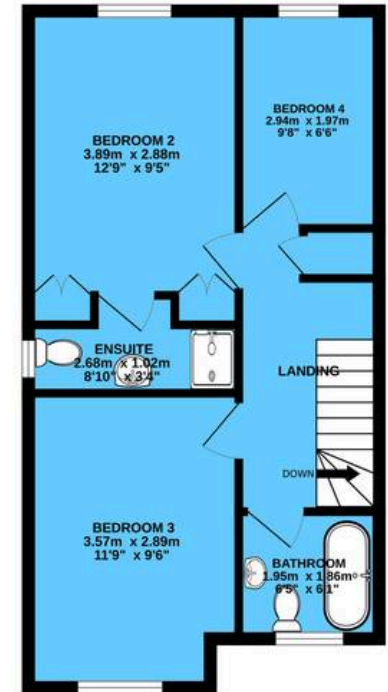
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 140.1 sq.m. (1508 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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