



Kerr Lane, Shirley

Guide Price £550,000

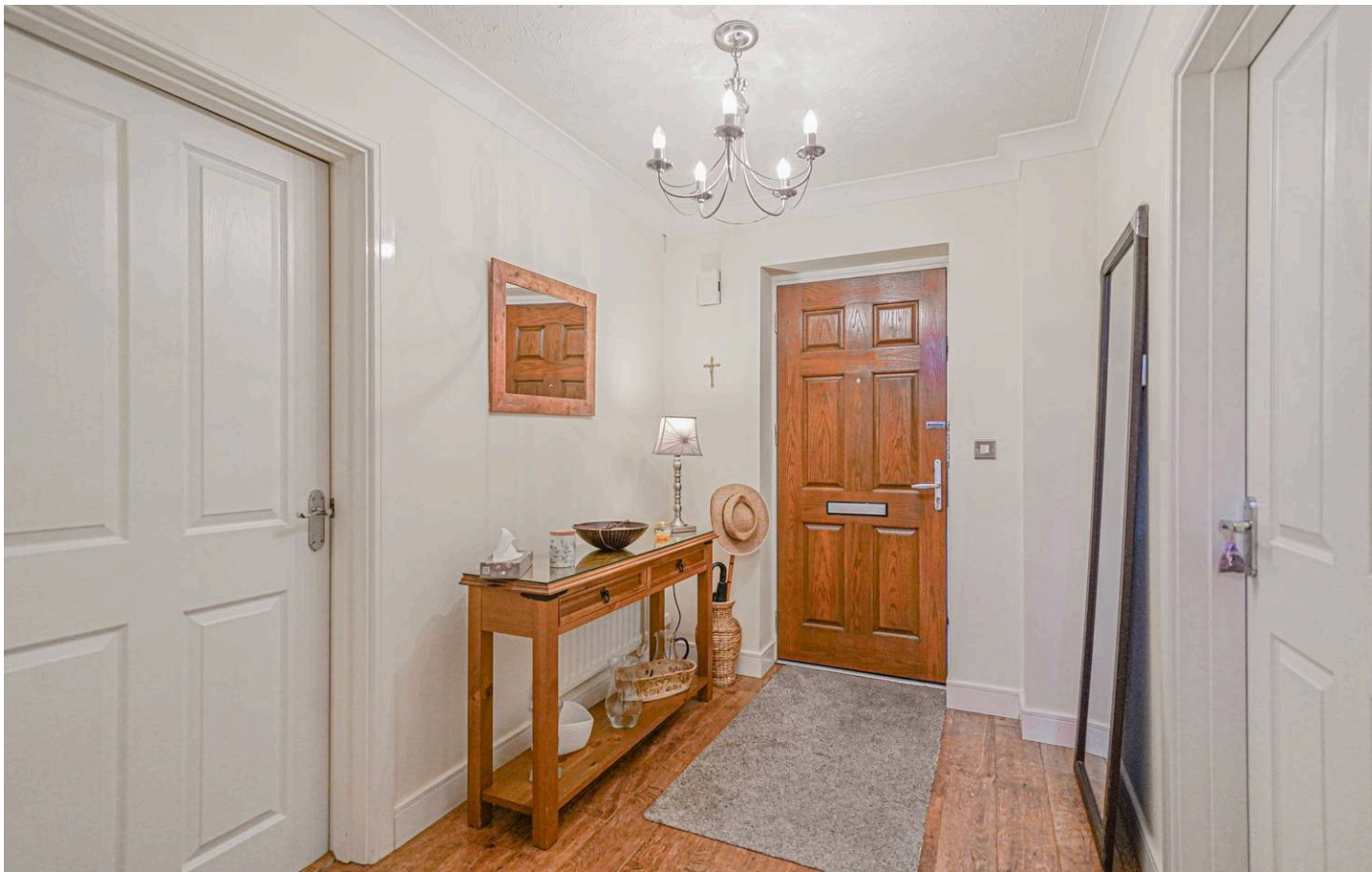




PROPERTY OVERVIEW

Nestled in the sought-after location of Dickens Heath, this impressive four bedroom detached property set on a unique plot offers spacious and versatile living over three floors. Upon entering, you are greeted by a welcoming hallway that connects the ground floor living spaces. The open plan kitchen/diner provides a perfect setting for family meals and entertaining guests, while the spacious dining room offers ample space for larger gatherings. Additionally, a versatile home office or family room provides flexibility for whatever your needs may be. Ascending to the first floor, a generously proportioned living room offers a relaxing retreat, while a guest toilet adds convenience for both residents and visitors. The principal bedroom boasts an ensuite shower room and fitted wardrobes, providing a comfortable and private sanctuary. Continuing to the second floor with views over the local park, three well-appointed bedrooms offer ample space for family members or guests. They are serviced by a spacious family bathroom, ensuring comfort and convenience for all residents.





Outside, the property delights in a south-facing rear garden, providing an ideal space for outdoor relaxation and enjoyment. The garden is mainly laid with lawn, offering a blank canvas for gardening enthusiasts or those seeking a low-maintenance outdoor space and benefits from being detached from neighboring gardens. Further enhancing the appeal of this property is the detached double garage, providing secure parking and additional storage space for vehicles or recreational equipment. With its prime location in the heart of Dickens Heath, this property offers a rare opportunity to enjoy a thriving community lifestyle within walking distance to local schools and amenities. Impeccably presented and thoughtfully designed, this property promises a harmonious blend of comfort, convenience, and style. An early viewing is highly recommended to fully appreciate the charm and quality of this exceptional home.

- Four Bedroom Detached Family Home
- Set Over Three Floors
- Open Plan Kitchen / Diner
- Three Reception Rooms
- Principal Bedroom With Ensuite & Fitted Wardrobes
- Family Bathroom
- South Facing Rear Garden
- Detached Double 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 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: F

Tenure: Freehold



ENTRANCE HALLWAY

WC

KITCHEN/DINER

15' 9" x 12' 0" (4.80m x 3.65m)

UTILITY

10' 4" x 5' 11" (3.15m x 1.80m)

DINING ROOM

12' 0" x 10' 6" (3.65m x 3.20m)

HOME OFFICE/FAMILY ROOM

12' 0" x 7' 9" (3.65m x 2.35m)

FIRST FLOOR

WC

LIVING ROOM

18' 6" x 10' 4" (5.65m x 3.15m)

PRINCIPAL BEDROOM

14' 3" x 10' 4" (4.35m x 3.15m)

ENSUITE

10' 4" x 4' 7" (3.15m x 1.40m)

SECOND FLOOR

BEDROOM TWO

11' 6" x 10' 2" (3.50m x 3.10m)

BEDROOM THREE

10' 4" x 10' 2" (3.15m x 3.10m)

BEDROOM FOUR

10' 4" x 7' 10" (3.15m x 2.40m)

BATHROOM

10' 3" x 7' 10" (3.12m x 2.40m)



OUTSIDE THE PROPERTY

DOUBLE GARAGE

16' 11" x 16' 9" (5.15m x 5.10m)

TOTAL SQUARE FOOTAGE

177.4 sq.m (1910 sq.ft) approx.

DRIVEWAY PARKING

GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in one bedroom.

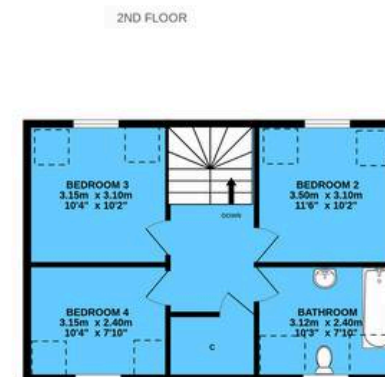
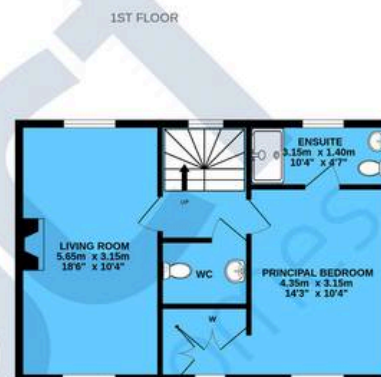
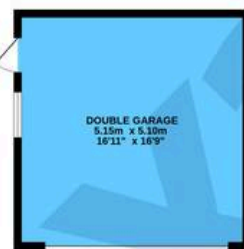
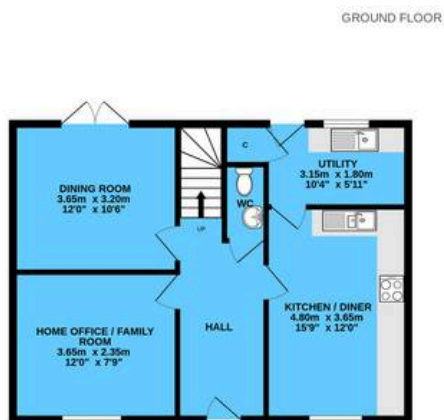
ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Central heating – gas. Broadband – ADSL copper wire.

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.





TOTAL FLOOR AREA : 177.4 sq.m. (1910 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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