



Main Street, Dickens Heath

Guide Price £170,000





PROPERTY OVERVIEW

This two-bedroom first-floor duplex apartment offers a perfect blend of modern living in the heart of Dickens Heath. Surrounded by local shops, bars, and amenities, this property is ideal for first-time buyers or investors seeking a vibrant community atmosphere. Accessed via a communal entrance with a secure intercom system, the apartment boasts a spacious hallway with ample storage space, two double bedrooms with fitted storage and an ensuite in the principal bedroom, and a family bathroom servicing the remainder of the property. The second floor features an open plan living/dining room with access to a private balcony and a fitted kitchen with ample work surfaces. Additionally, communal parking is available to the rear of the property, ensuring convenience for residents.

- Two Bedroom First Floor Duplex Apartment
- Ideal For First-Time Buyers Or Investors
- Set In The Heart Of Dickens Heath
- Surrounded By Shops, Bars & Restaurants
- Two Double Bedrooms
- Ensuite & Family Bathroom
- Open Plan Living / Dining Room
- Fitted Kitchen
- Private Balcony
- Communal Parking To Rear



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: C

Tenure: Leasehold





HALLWAY

BEDROOM ONE

14' 5" x 10' 11" (4.39m x 3.33m)

ENSUITE

7' 10" x 3' 10" (2.39m x 1.17m)

BEDROOM TWO

15' 2" x 11' 3" (4.62m x 3.43m)

BATHROOM

6' 10" x 6' 4" (2.08m x 1.93m)

SECOND FLOOR

LIVING/DINING ROOM

17' 4" x 11' 8" (5.28m x 3.56m)

BALCONY

KITCHEN

10' 0" x 10' 0" (3.05m x 3.05m)

TOTAL SQUARE FOOTAGE

95.3 sq.m (1026 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, all carpets, curtains, blinds and light fittings, some furniture and fitted wardrobes in one bedroom,



ADDITIONAL INFORMATION

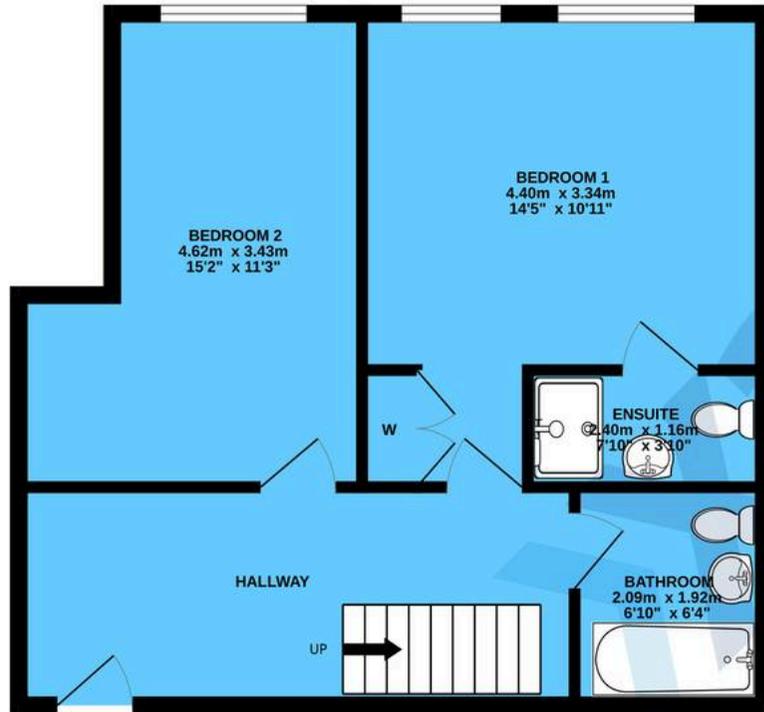
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

Service charge - £3,200 pa. Ground rent - £202.02 pa.

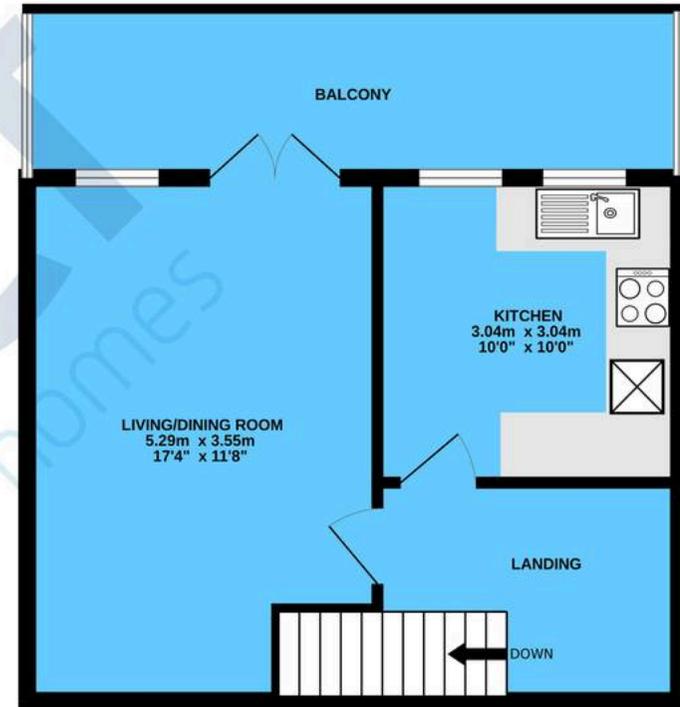
INFORMATION FOR POTENTIAL BUYERS

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.

1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 95.3 sq.m. (1026 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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