



Boundary Lane, Shirley

Guide Price £485,000





PROPERTY OVERVIEW

Nestled on a sought-after road in Dickens Heath, this immaculately presented four-bedroom townhouse offers a perfect blend of modern living and convenience. Situated overlooking the picturesque village green, this property benefits from a prime location within walking distance to a wealth of local amenities. Spread over three floors, the home welcomes you through a spacious entrance hallway that leads to a guest toilet and ample storage space. The ground floor hosts a stylish open-plan kitchen/diner that has been updated with contemporary appliances and features a sizeable central island, perfect for family gatherings. A practical utility room complements the kitchen, while a versatile snug offers a flexible space ideal for a playroom or home office. Moving to the first floor, a generously sized living room with abundant natural light awaits, along with a principal bedroom complete with fitted wardrobes and an ensuite facility. The second floor accommodates three additional bedrooms, including a spacious double room with ensuite, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the property offers a pleasant rear garden, ideal for al fresco dining, as well as off-road parking and a double garage, making this townhouse a truly desirable family home.





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: E

Tenure: Freehold





- Four Bedroom Town House
- Walking Distance To All Local Amenities
- Set Over Three Floors
- Stunning Open Plan Kitchen / Diner
- Two Spacious Reception Rooms
- Four Generously Sized Bedrooms
- Two Ensuites & Family Bathroom
- Lawn Rear Garden
- Off Road Parking & Double Garage

ENTRANCE HALLWAY

WC

5' 10" x 3' 7" (1.78m x 1.09m)

SNUG

10' 8" x 9' 5" (3.25m x 2.87m)

KITCHEN/DINER

16' 2" x 11' 11" (4.93m x 3.63m)

UTILITY ROOM

5' 10" x 5' 5" (1.78m x 1.65m)

FIRST FLOOR

LIVING ROOM

16' 2" x 11' 11" (4.93m x 3.63m)

PRINCIPAL BEDROOM

14' 11" x 9' 3" (4.55m x 2.82m)

ENSUITE

5' 9" x 4' 11" (1.75m x 1.50m)

SECOND FLOOR

BEDROOM TWO

10' 10" x 9' 8" (3.30m x 2.95m)

ENSUITE

5' 9" x 5' 0" (1.75m x 1.52m)

**BEDROOM THREE**

12' 2" x 8' 10" (3.71m x 2.69m)

BEDROOM FOUR

12' 1" x 6' 11" (3.68m x 2.11m)

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)

TOTAL SQUARE FOOTAGE

126.4 sq.m (1361 sq.ft) approx.

OUTSIDE THE PROPERTY**REAR GARDEN****DOUBLE GARAGE & OFF ROAD PARKING****ITEMS INCLUDED IN THE SALE**

Hotpoint integrated oven, Hotpoint integrated hob, extractor, Beko fridge/freezer, Hisense dishwasher, all carpets and blinds and some curtains and light fittings.

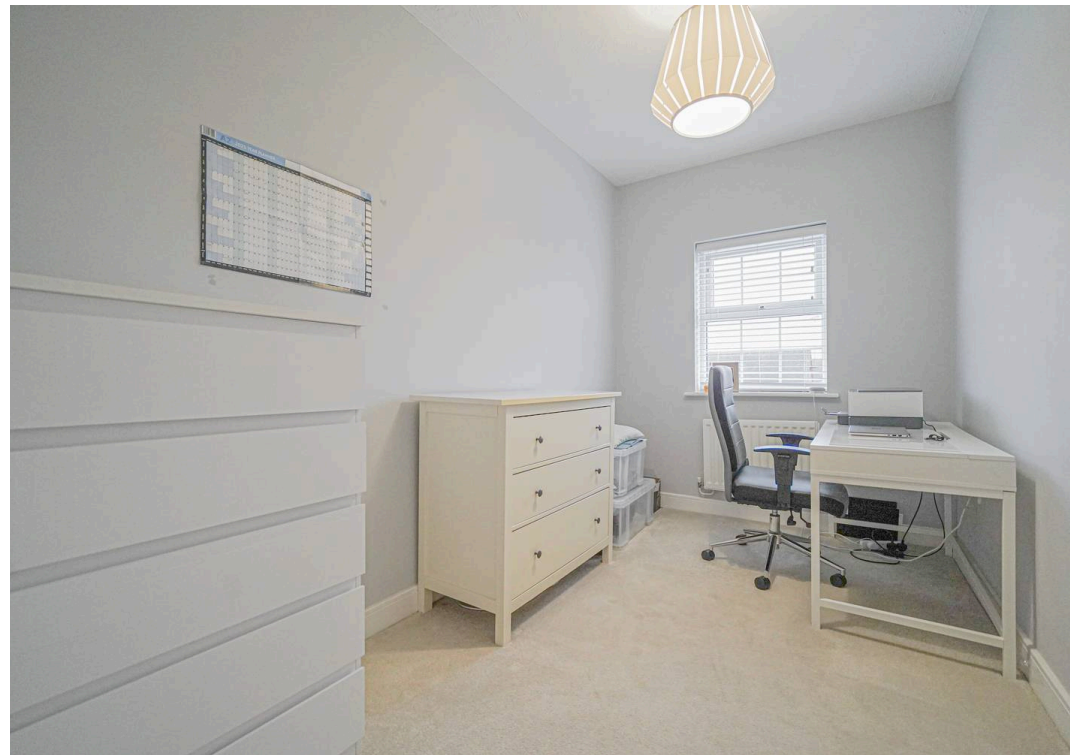
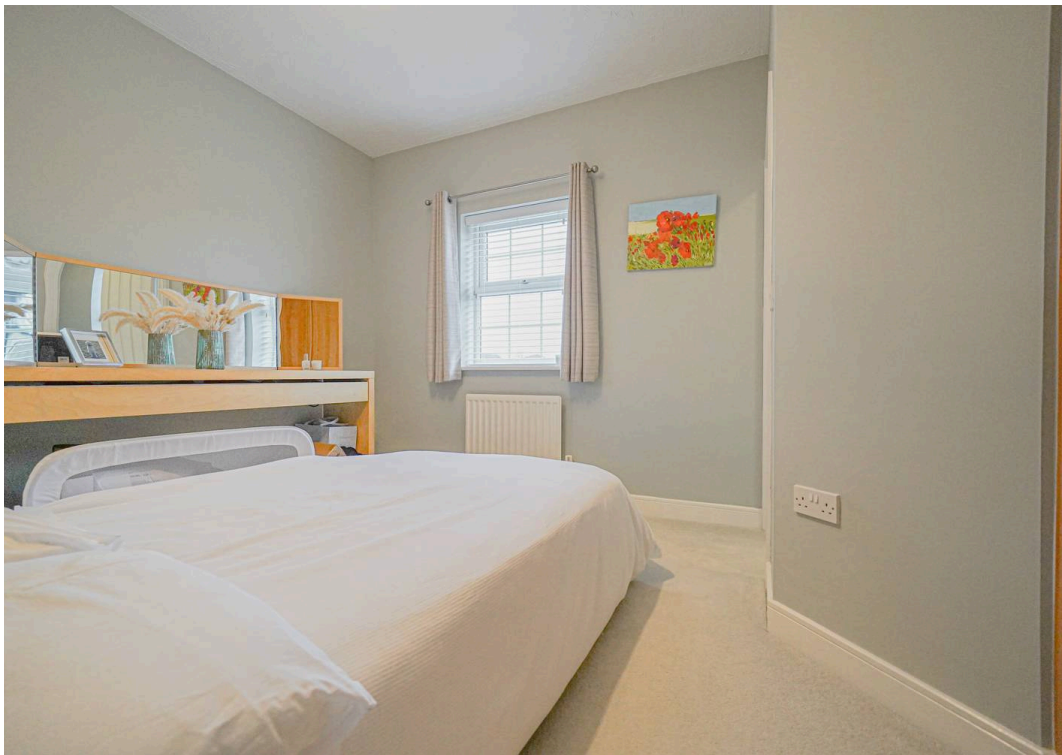
ADDITIONAL INFORMATION

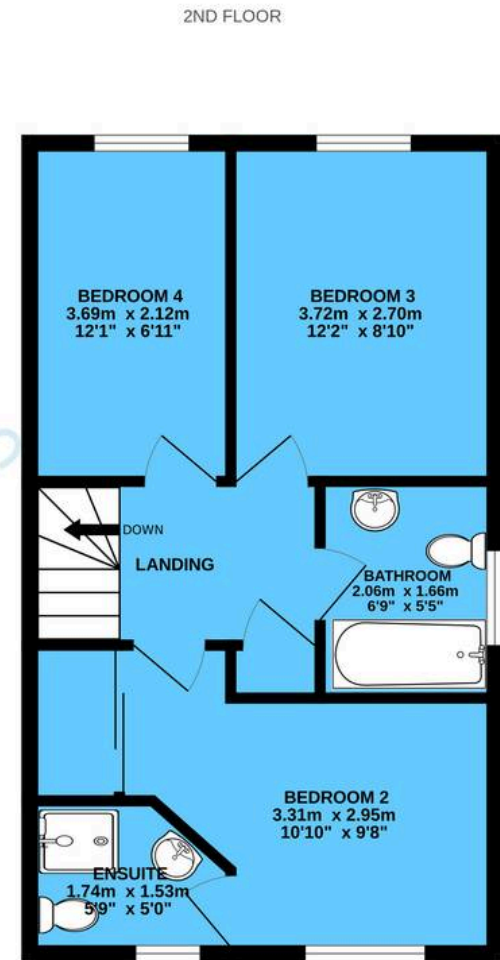
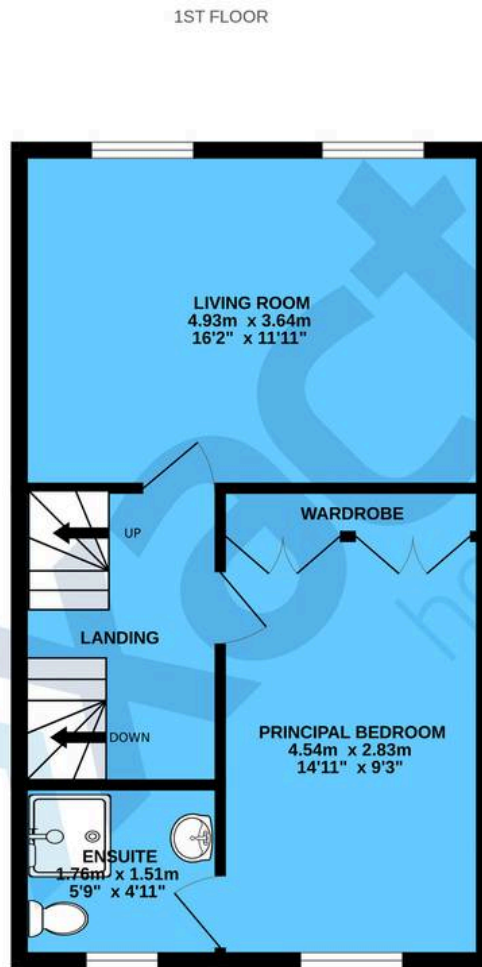
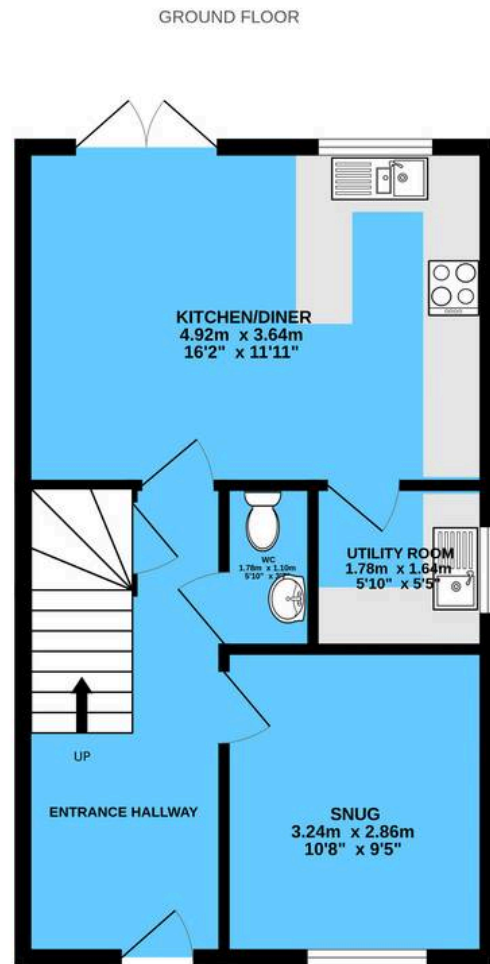
Services - mains gas, electricity and sewers and water on a meter. Broadband - FTTP (fibre to the premises).
Loft space - part boarded.



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 : 126.4 sq.m. (1361 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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