



Old Dickens Heath Road, Shirley

Guide Price £475,000





PROPERTY OVERVIEW

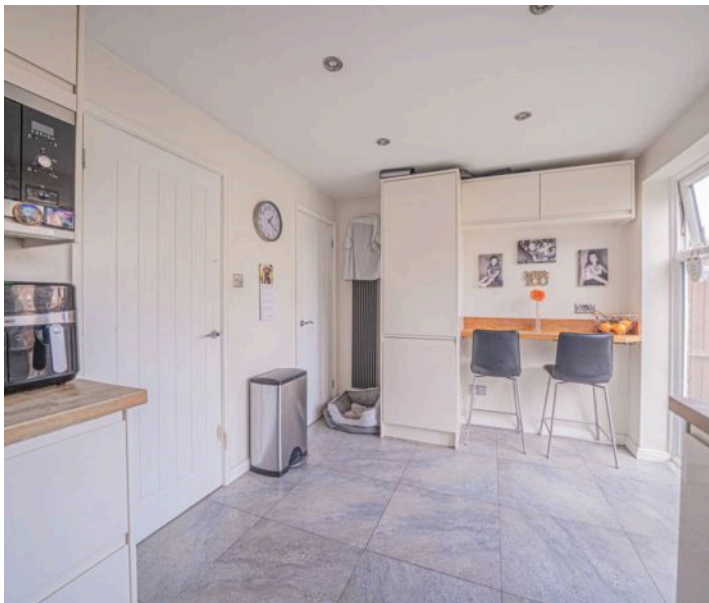
Situated in a highly sought-after residential area, this stunning four-bedroom end terrace property presents an exceptional opportunity for those seeking a modern and spacious family home.

Upon entering the property, you are greeted by a well-proportioned lounge area, offering a comfortable and inviting space to relax or entertain guests. Beyond the lounge, the breakfast kitchen awaits, featuring modern fittings and fixtures, as well as French doors that lead out onto the garden, allowing for an abundance of natural light to flood the room.

Ascending to the first floor, three bedrooms await, with two generously sized double bedrooms and a single bedroom, all serviced by a well-appointed family bathroom that boasts contemporary design elements and high-quality finishes.

Continuing to the second floor, the principal suite takes centre stage, offering a private haven complete with fitted wardrobes and an en-suite shower room, providing the ultimate retreat for its occupants.

Outside, the property boasts a tastefully landscaped rear garden, perfect for al fresco dining and outdoor relaxation. Additionally, the property benefits from a tandem tarmac driveway, providing ample parking space for multiple vehicles, and is accompanied by a full-size single garage, ensuring both comfort and convenience for the homeowner.





Beautifully modernised throughout, this property seamlessly blends contemporary design with functionality, creating a harmonious living space that caters to the needs of modern family life. New windows have been installed throughout the property, further enhancing energy efficiency, comfort, and aesthetic appeal.

With its prime location, exceptional features, and generous accommodation, this property represents a unique opportunity to acquire a stylish and spacious family home in a desirable setting. Viewing is highly recommended to fully appreciate the quality and charm of this exceptional property.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: D

Tenure: Leasehold





- Four Bedroom End Terrace Property Which Has Been Modernised Throughout
- Downstairs To The Front Of The Property Is A Well Proportioned Lounge Which Leads To A Breakfast Kitchen With French Doors Onto The Garden
- Approved Single Storey Rear Extension Including Installation Of Log Burner With Flue
- To The First Floor Are Three Bedrooms, Two Of Which Are Double, All Bedrooms On This Level Are Serviced By A Well Appointed Family Bathroom
- Located On The Second Floor Is The Principal Suite Which Affords Fitted Wardrobes And A En-Suite Shower Room
- To The Rear Of The Property Is A Nicely Landscaped Rear Garden
- The Property Benefits From A Tandem Tarmac Driveway Which Is Supported By A Full Size Single Garage

HALL

LOUNGE

16' 3" x 10' 0" (4.95m x 3.05m)

BREAKFAST KITCHEN

13' 6" x 8' 10" (4.11m x 2.69m)

FIRST FLOOR

BEDROOM TWO

12' 4" x 9' 2" (3.76m x 2.79m)

BEDROOM THREE

8' 6" x 7' 3" (2.59m x 2.21m)

BEDROOM FOUR

8' 6" x 5' 7" (2.59m x 1.70m)

BATHROOM

6' 2" x 6' 1" (1.88m x 1.85m)



SECOND FLOOR

PRINCIPAL SUITE

13' 5" x 13' 1" (4.09m x 3.99m)

ENSUITE

10' 3" x 7' 7" (3.12m x 2.31m)

TOTAL SQUARE FOOTAGE

85.1 sq.m (916 sq.ft) approx.

OUTSIDE THE PROPERTY

LANDSCAPED REAR GARDEN

GARAGE

TANDEM DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washer/dryer, all carpets and blinds, some light fittings, CCTV and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services water on a meter, mains, electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £107.58 pa. Ground rent - nil.

INFORMATION FOR POTENTIAL BUYERS

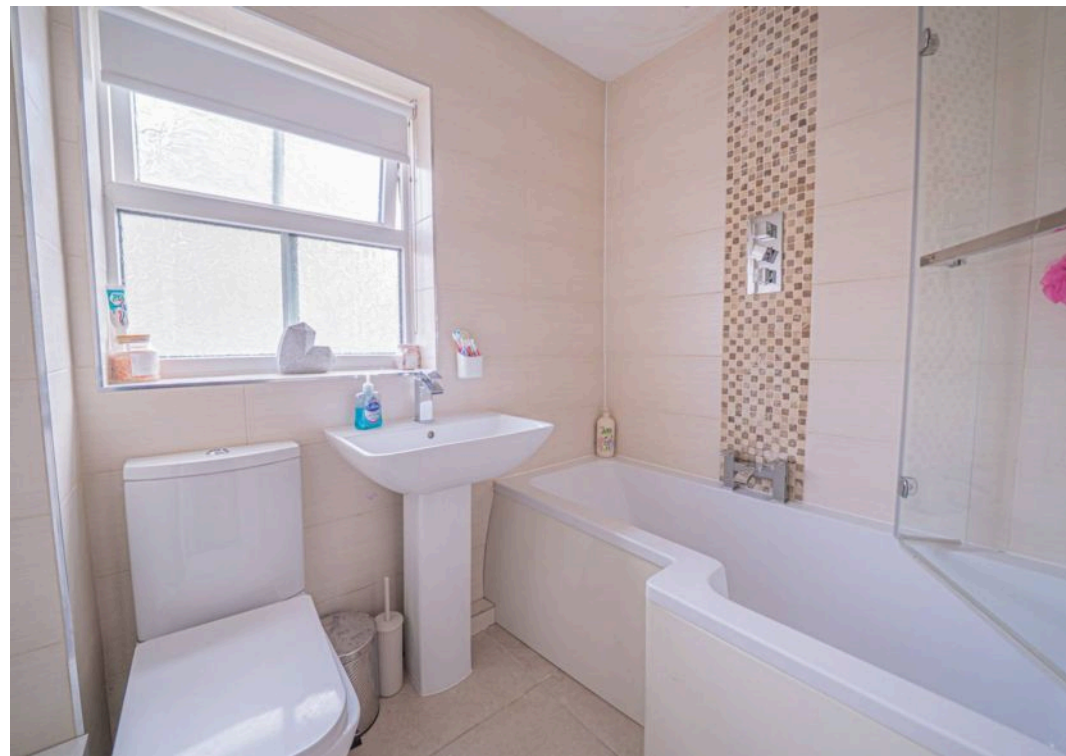
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

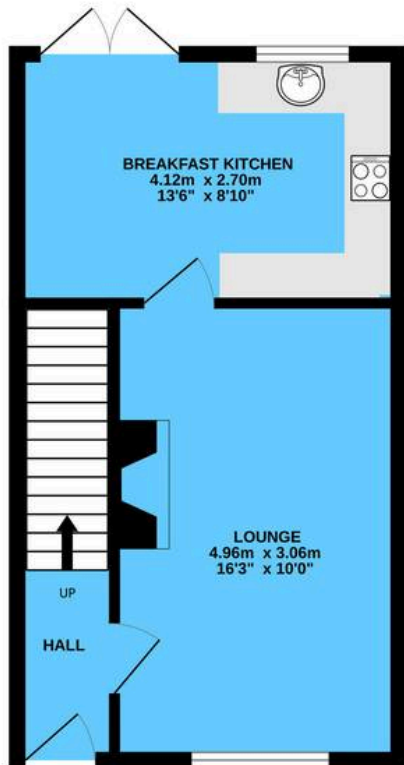
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

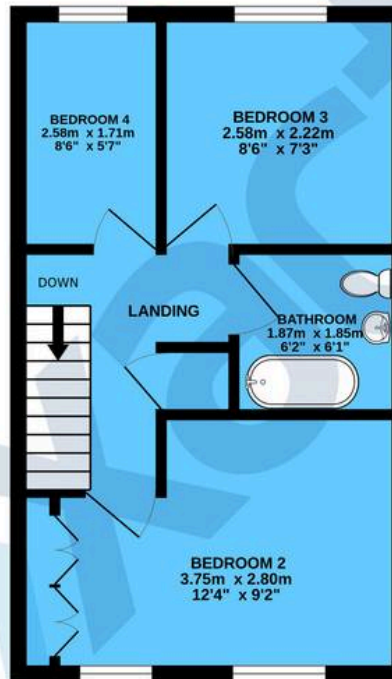
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



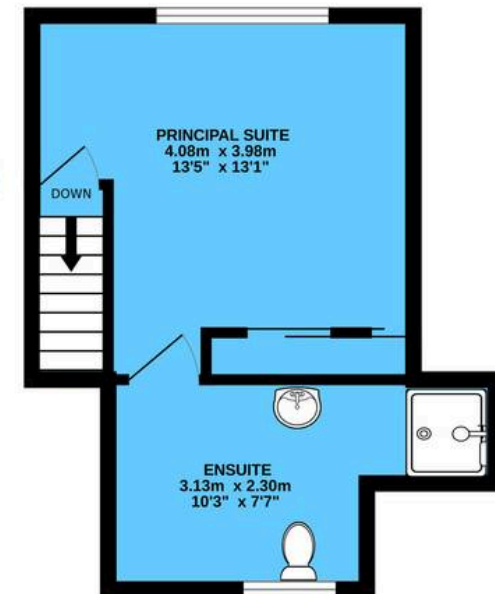
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 85.1 sq.m. (916 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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