



## Main Street, Dickens Heath

Guide Price £180,000







## PROPERTY OVERVIEW

Nestled in the vibrant locale of Dickens Heath, this one bedroom apartment presents an exceptional opportunity for first-time buyers or discerning investors seeking a modern abode that epitomises convenience and comfort. Boasting an enviable location surrounded by an array of shops, bars, and amenities, this residence offers a lifestyle of urban sophistication in a bustling community. Upon entering the property, an inviting large entrance hallway welcomes residents and guests alike, setting the tone for the contemporary living space that lies beyond. The heart of the home unfolds into a seamless open plan kitchen/dining & living room, showcasing an abundance of natural light that bathes the interiors in a warm and welcoming glow. The modern kitchen is thoughtfully designed with integrated appliances, ensuring a seamless culinary experience for residents. The generously proportioned bedroom exudes a sense of tranquillity and luxury, complete with a dressing area adorned with built-in wardrobes that offer ample storage solutions. A lavish ensuite bathroom provides a sanctuary for relaxation and rejuvenation, offering a space of privacy and comfort. Additionally, the property features a guest cloakroom for added convenience, as well as a utility cupboard designed to accommodate essential white goods, ensuring functionality and practicality in day-to-day living.



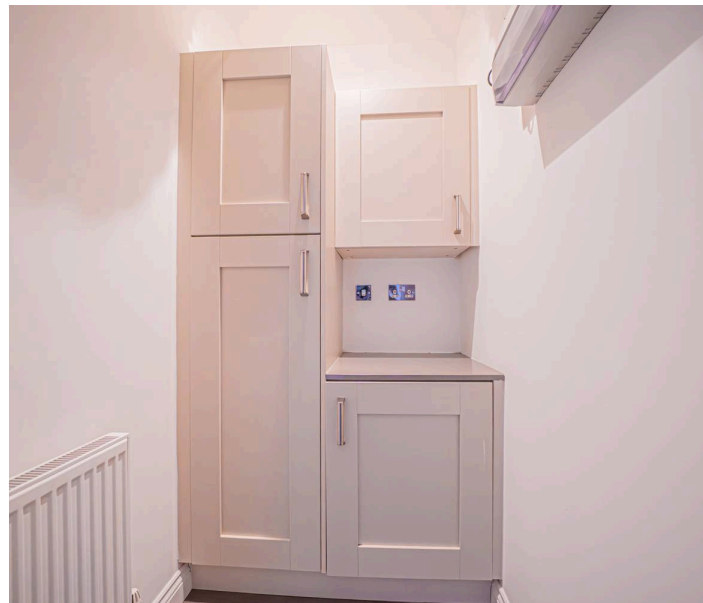
Completing this inviting abode is an allocated parking space that provides residents with the ease of secure parking within the vicinity. For added peace of mind, the property is equipped with a secure intercom system and lift access to all floors, offering both security and convenience for residents.

#### 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: B

Tenure: Leasehold







- One Bedroom Apartment
- Ideal For First-Time Buyers Or Investors
- NO UPWARD CHAIN
- Surrounded By Local Bars, Restaurants & Amenities
- Spacious Kitchen / Dining & Living Room
- Large Bedroom With Dressing Area & En-Suite
- Guest Cloakroom & Utility Cupboard
- Lift Access To All Floors
- Allocated Parking Space

#### **ENTRANCE HALLWAY**

#### **WC**

#### **UTILITY CUPBOARD**

#### **KITCHEN/DINING & LIVING ROOM**

23' 2" x 14' 0" (7.06m x 4.27m)

#### **BEDROOM**

9' 10" x 8' 9" (3.00m x 2.67m)

#### **DRESSING AREA**

10' 6" x 7' 2" (3.20m x 2.18m)

#### **BATHROOM**

7' 11" x 5' 7" (2.41m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

61.0 sq.m (657 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **ALLOCATED PARKING**

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

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washing machine, washer/dryer, all carpets and blinds, some light fittings and fitted wardrobes in one bedroom.





#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas electricity and sewers. Service charge - £2,461.42 pa. Ground rent - £250 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.

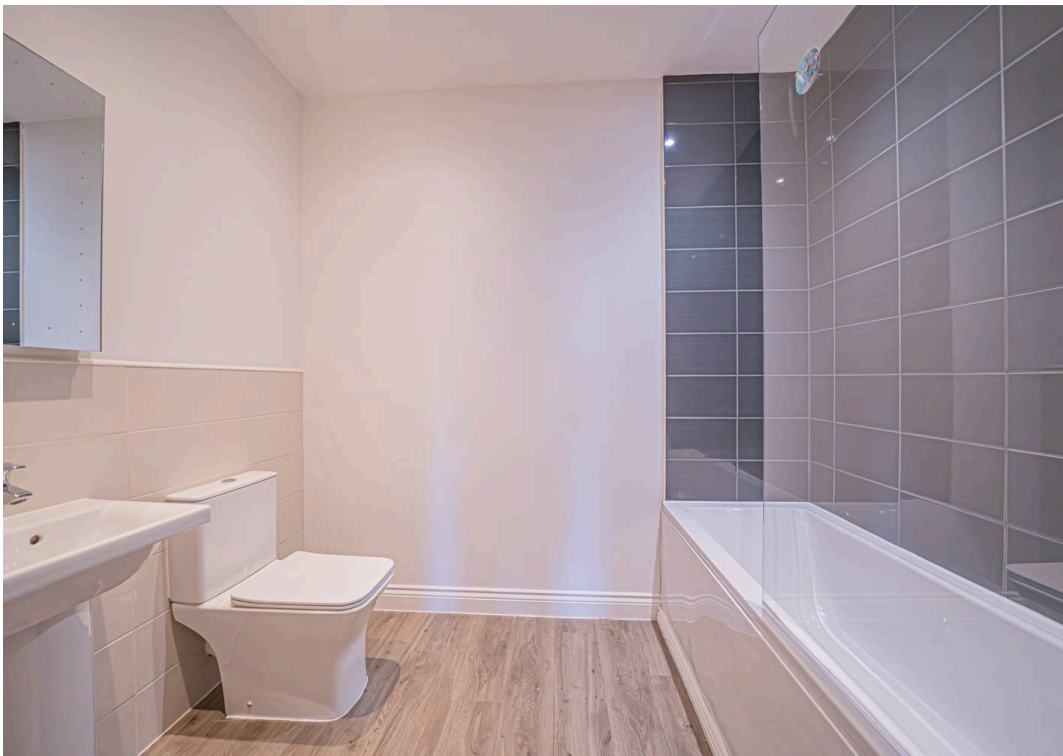
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

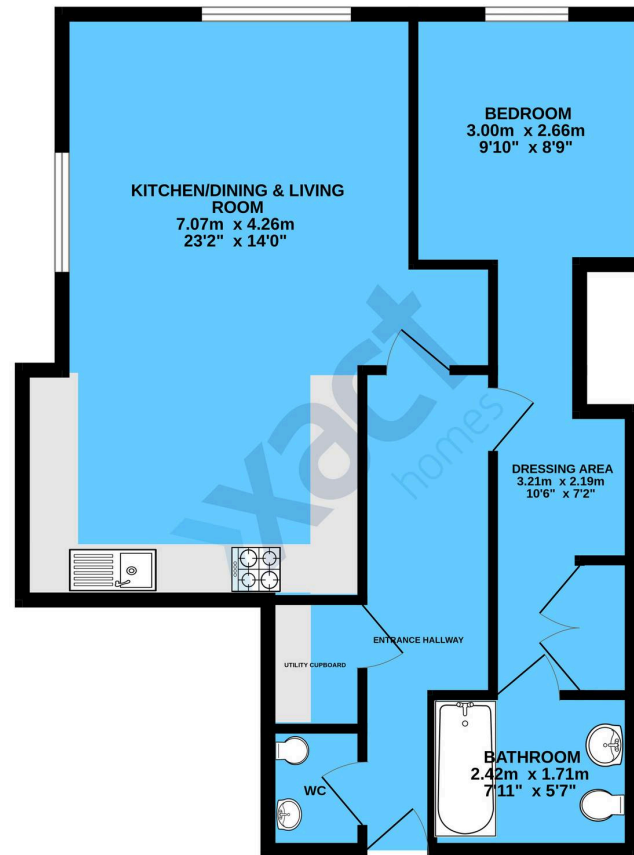
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







APARTMENT



TOTAL FLOOR AREA : 61.0 sq.m. (657 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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