



Dickens Heath Road, Shirley

Guide Price £325,000





PROPERTY OVERVIEW

Nestled in a prime location boasting convenience, charm, and potential, this delightful three-bedroom semi-detached home presents a coveted opportunity for first-time buyers or investors seeking a seamless lifestyle. Located within close proximity of a plethora of local amenities and reputable schools, this property offers the perfect blend of comfort and convenience. The property also benefits from having NO UPWARD CHAIN.

On entering the property, the entrance hallway invites you into a spacious living room flooded with natural light, creating an inviting atmosphere for relaxing or entertaining. The open plan kitchen/diner seamlessly connects to the rear garden, perfect for al-fresco dining or simply enjoying the outdoor space. A guest cloakroom adds practicality to the ground floor layout.



Upstairs, three well-appointed bedrooms provide ample space for rest and relaxation, with the principal bedroom benefitting from an en-suite, while the remaining bedrooms are serviced by a stylish family bathroom.

Boasting a well-maintained lawned garden and a driveway leading to a single garage, the outside space of this property further enhances its appeal by providing a blend of functionality and relaxation. The garden offers a versatile space for outdoor activities, whether it be hosting gatherings, enjoying a morning coffee, or simply unwinding after a long day.



The presence of a detached single garage not only provides secure parking but also offers additional storage space, catering to practical needs. This outdoor area is thoughtfully designed to suit a variety of lifestyle preferences, making it an ideal setting for enjoying the fresh air and embracing a sense of tranquillity in the heart of a bustling location.

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: D

Tenure: Freehold





- Delightful Three Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Prime Location Close To Local Amenities & School
- Spacious Living Room
- Open Plan Kitchen / Diner
- Three Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Lawn Rear Garden With Patio
- Single Garage & Driveway



ENTRANCE HALLWAY

LIVING ROOM

16' 5" x 10' 7" (5.00m x 3.23m)

WC

KITCHEN / DINER

13' 11" x 8' 7" (4.24m x 2.62m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 10' 7" (4.15m x 3.23m)

ENSUITE

10' 7" x 4' 2" (3.23m x 1.27m)

BEDROOM TWO

8' 10" x 7' 11" (2.69m x 2.42m)

BEDROOM THREE

8' 10" x 6' 0" (2.69m x 1.82m)

BATHROOM

6' 7" x 5' 7" (2.01m x 1.69m)

TOTAL SQUARE FOOTAGE

78.2 sq.m (842 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

17' 0" x 8' 7" (5.17m x 2.62m)

DRIVEWAY PARKING

GARDEN

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, all carpets and all light fittings.

ADDITIONAL INFORMATION

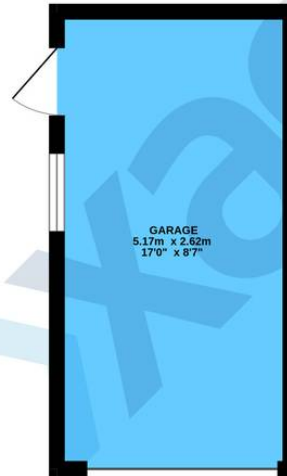
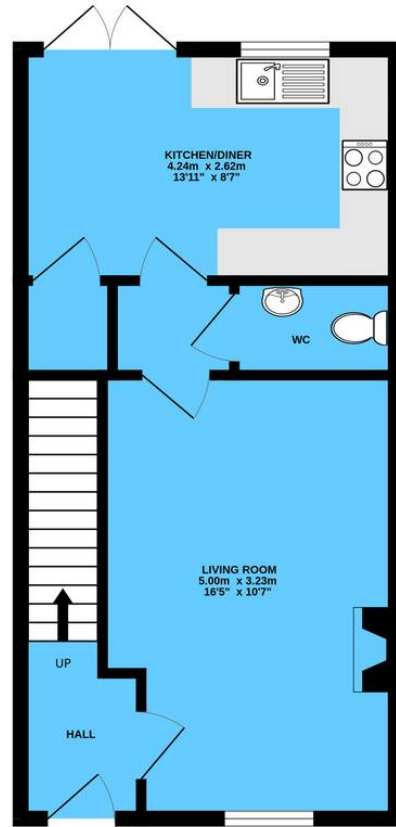
Services – direct mains water (with water meter), sewers and electricity.

INFORMATION FOR POTENTIAL BUYERS

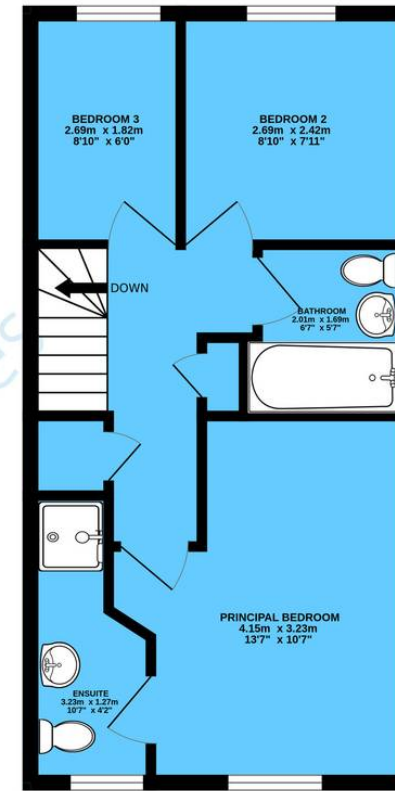
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



TOTAL FLOOR AREA: 78.2 sq.m. (842 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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