



**Ravenswood Drive South, Solihull**

Guide Price £650,000







## PROPERTY OVERVIEW

Nestled in a serene cul-de-sac, this splendid four-bedroom detached family home offers a tranquil retreat with a prime location and convenient accessibility to local amenities. Boasting a seamless blend of comfort and sophistication, this property is a rare find with the added benefit of no upward chain, ensuring a smooth transaction process.

Upon entering, a spacious hallway welcomes inhabitants with abundant storage options and a convenient guest cloakroom. The property also benefits from underfloor heating, enhancing comfort throughout. The heart of this home is the exquisite open-plan kitchen, dining, and family room – a haven for relaxation and entertainment. Equipped with fully integrated appliances, bifold doors extending to the rear garden, and ample seating space, this area effortlessly accommodates dining and lounging arrangements.

While the main living space offers a communal haven, a private living room provides a cosy retreat for intimate gatherings or peaceful moments of solitude.

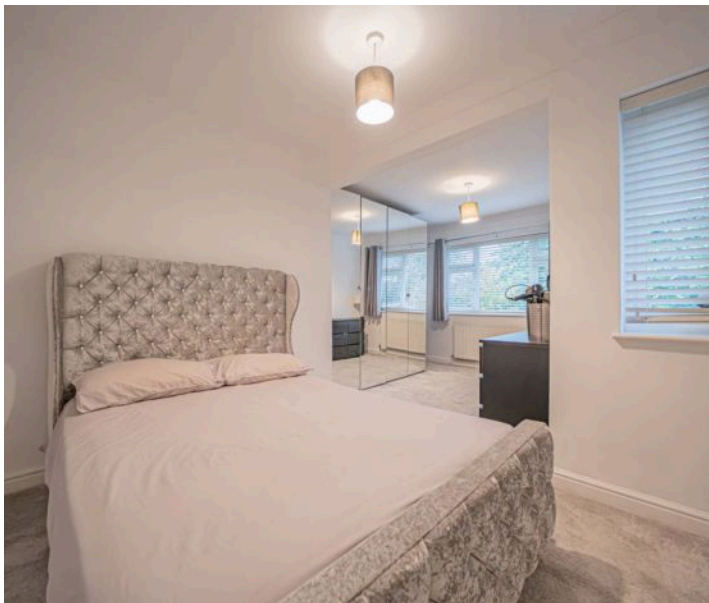
Upstairs, four generously proportioned bedrooms await, with two en-suites and a family bathroom to ensure utmost comfort and convenience for all residents.



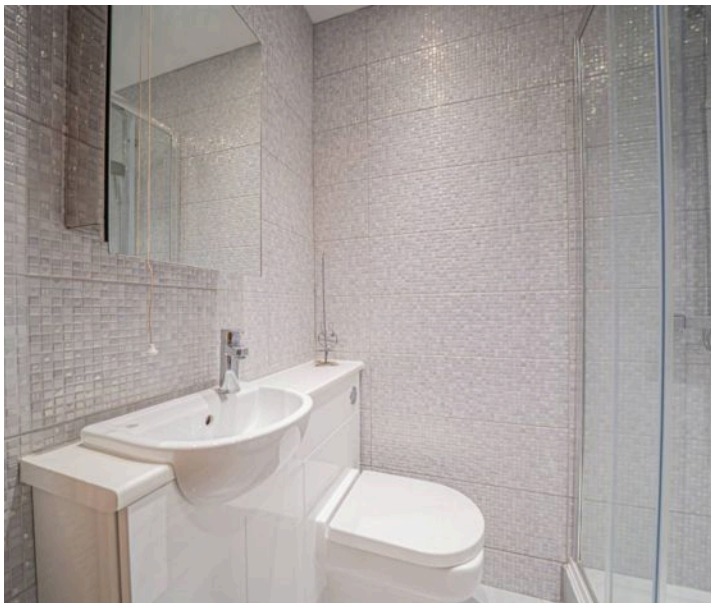


Outside, a meticulously maintained rear garden provides a serene outdoor setting for relaxation and recreation, while a generously sized driveway offers parking space for multiple vehicles. This property is truly turnkey ready, allowing new occupants to settle in seamlessly and start enjoying the comforts of home immediately.

Located within the sought-after Tudor Grange catchment area, residents of this home will benefit from the convenience of nearby amenities, schools, and leisure facilities. Immaculately presented throughout, this property represents a rare opportunity to secure a family home that seamlessly combines comfort, style, and practicality. Don't miss out on the chance to make this exceptional property your own - schedule a viewing today to experience all that this elegant residence has to offer.







## 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 Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac Within Tudor Grange Catchment Area
- Immaculately Presented Throughout & Boasting Underfloor Heating
- Downstairs WC
- Open Plan Kitchen / Dining / Family Room
- Four Generously Sized Bedrooms
- Two En-Suites & Family Bathroom
- Well Maintained Rear Garden
- Driveway For Multiple Vehicles





## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

12' 6" x 11' 10" (3.81m x 3.60m)

## **KITCHEN / DINING / FAMILY ROOM**

26' 9" x 21' 0" (8.15m x 6.39m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

17' 11" x 12' 6" (5.47m x 3.80m)

## **ENSUITE**

5' 10" x 5' 5" (1.78m x 1.64m)

## **BEDROOM TWO**

18' 9" x 7' 10" (5.72m x 2.39m)

## **ENSUITE**

5' 8" x 3' 6" (1.73m x 1.07m)

## **BEDROOM THREE**

11' 3" x 9' 5" (3.43m x 2.86m)

## **BEDROOM FOUR**

8' 5" x 7' 7" (2.56m x 2.31m)

## **BATHROOM**

6' 4" x 6' 3" (1.93m x 1.91m)

## **TOTAL SQUARE FOOTAGE**

150.0 sq.m (1614 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **DRIVEWAY PARKING**

## **GARDEN**



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

Integrated oven, integrated hob, kitchen extractor, microwave, fridge, freezer, dishwasher, washer/dryer, all furniture, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all four bedrooms, underfloor heating and garden shed.

#### **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.

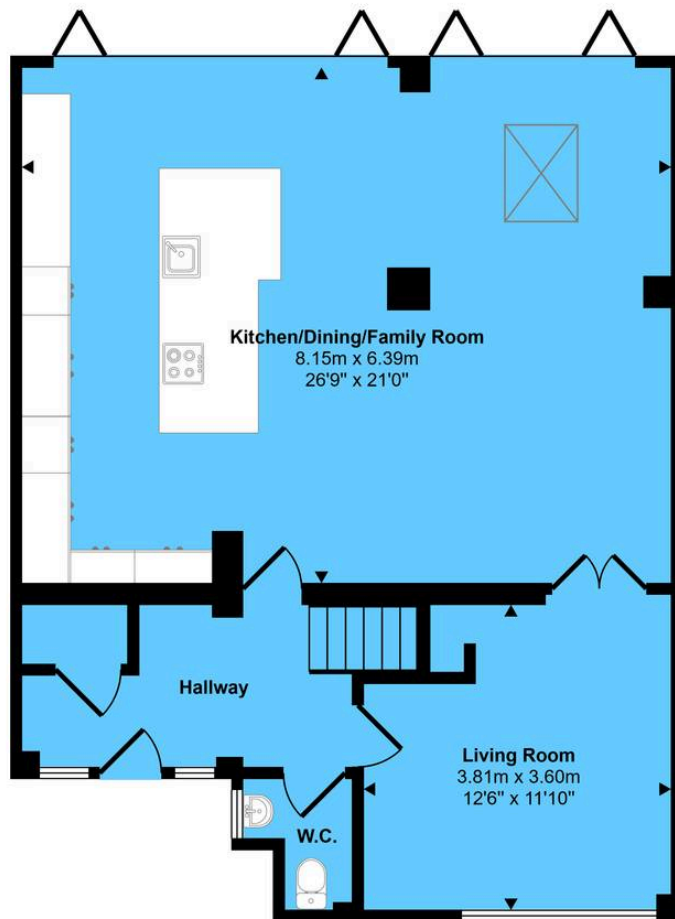
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



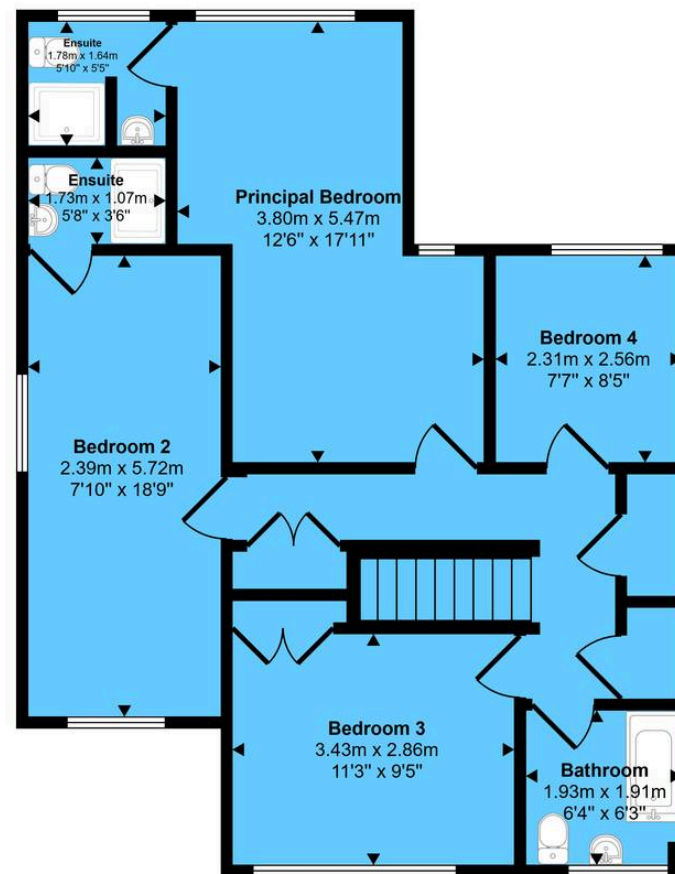




Approx Gross Internal Area  
150 sq m / 1614 sq ft



Ground Floor  
Approx 79 sq m / 853 sq ft



First Floor  
Approx 71 sq m / 761 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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