



Trundalls Lane, Shirley

Guide Price £310,000





#### PROPERTY OVERVIEW

Situated on the popular Dickens Heath Estate, an ideal opportunity to purchase this spacious three bedroom semi detached, which would be ideal for a first time purchaser or investor. The property benefits from gas central heating, double glazing and is well located for local shops, restaurants and bars. The accommodation briefly comprises of: entrance hall, lounge, kitchen/diner, three bedrooms, bathroom, garage and private rear garden.

#### PROPERTY LOCATION

Dickens Heath is a delightful and highly popular village located in a semi rural setting. It offers modern contemporary accommodation with a superb range of family homes and apartments. The village centre is the heart of the community served by shops, restaurants, cafes, offices, a medical surgery, dentist, library, village hall and green, and the local primary school. It is set within commuter access of the M42 and M40 motorways and benefits from easy access to the amenities provided in Shirley, Solihull, Birmingham City centre (via Whitlocks End railway station) and Stratford Upon Avon.

Council Tax band: D

Tenure: Freehold





- Popular Dickens Heath Estate
- No Upward Chain
- Early Viewing Essential
- Three Bedroom Semi Detached
- Lounge
- Kitchen/Diner
- Bathroom
- Garage
- Private Rear Garden

#### **ENTRANCE HALL**

7' 6" x 4' 1" (2.29m x 1.24m)

#### **LOUNGE**

17' 3" x 10' 4" (5.26m x 3.15m)

#### **KITCHEN/DINER**

14' 0" x 9' 3" (4.27m x 2.82m)

#### **FIRST FLOOR**

##### **BEDROOM ONE**

12' 0" x 9' 9" (3.66m x 2.97m)

##### **BEDROOM TWO**

8' 11" x 7' 9" (2.72m x 2.36m)

##### **BEDROOM THREE**

8' 11" x 5' 11" (2.72m x 1.80m)

##### **BATHROOM**

6' 6" x 5' 5" (1.98m x 1.65m)

##### **TOTAL SQUARE FOOTAGE**

69.6 sq.m (749 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

16' 4" x 8' 6" (4.98m x 2.59m)

### **EAST FACING REAR GARDEN**

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

Integrated oven, integrated hob, extractor and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

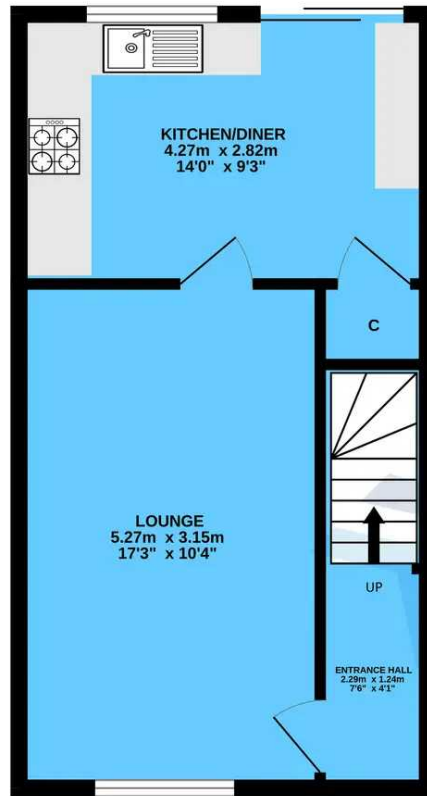
Services - water meter, mains gas, electricity and sewers. Loft space - with ladder.

### **MONEY LAUNDERING REGULATIONS**

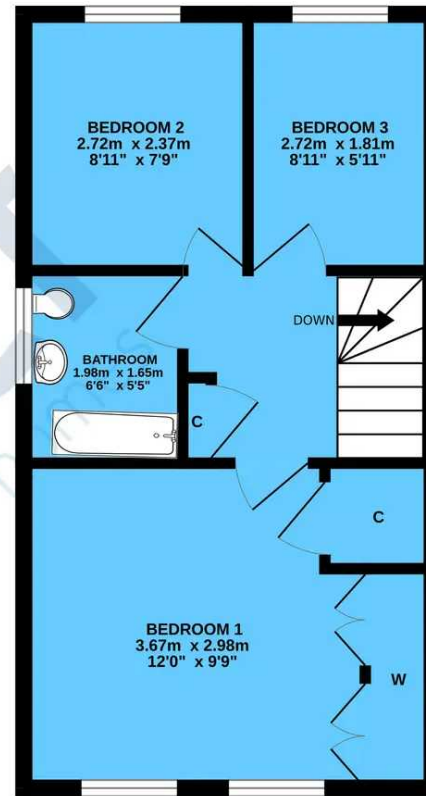
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 69.6 sq.m. (749 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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