



## Calcutt Way, Dickens Heath

Guide Price £265,000





## PROPERTY OVERVIEW

Introducing this charming two bedroom property, which would be ideal for first-time buyers or investors seeking a property free from upward chain complications. Situated in a quiet cul-de-sac, this home offers a peaceful retreat from the bustle of daily life. Upon entering, an inviting hallway welcomes you, leading to a fitted kitchen complete with integrated appliances. The spacious open plan living and dining area provides a versatile space for relaxation and entertainment.

Upstairs, two well-appointed bedrooms await, with the large principal bedroom boasting fitted wardrobes with both bedrooms serviced via a family bathroom. Outside, a low-maintenance South facing rear garden offers a private outdoor area for leisure. Additionally, there is a garage opposite and a designated parking space at the front of the property which provides practicality for residents with vehicles.







#### 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: C

Tenure: Freehold

- Two Bedroom Property
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Open Plan Living / Dining Area
- Fitted Kitchen
- Principal Bedroom With Fitted Storage
- Low Maintenance South Facing Rear Garden
- Parking Space
- Garage



#### HALLWAY

#### KITCHEN

8' 8" x 7' 9" (2.64m x 2.36m)

#### LIVING/DINING AREA

15' 5" x 11' 8" (4.70m x 3.56m)





## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

11' 1" x 9' 7" (3.38m x 2.92m)

### **BEDROOM TWO**

10' 5" x 6' 8" (3.18m x 2.03m)

### **BATHROOM**

7' 9" x 4' 8" (2.36m x 1.42m)

### **TOTAL SQUARE FOOTAGE**

54 sq.m (581 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **ALLOCATED PARKING SPACE**

#### **GARAGE**

#### **LOW MAINTENANCE SOUTH FACING GARDEN**

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

Belling integrated oven, Belling integrated gas hob, extractor, fridge/freezer, washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

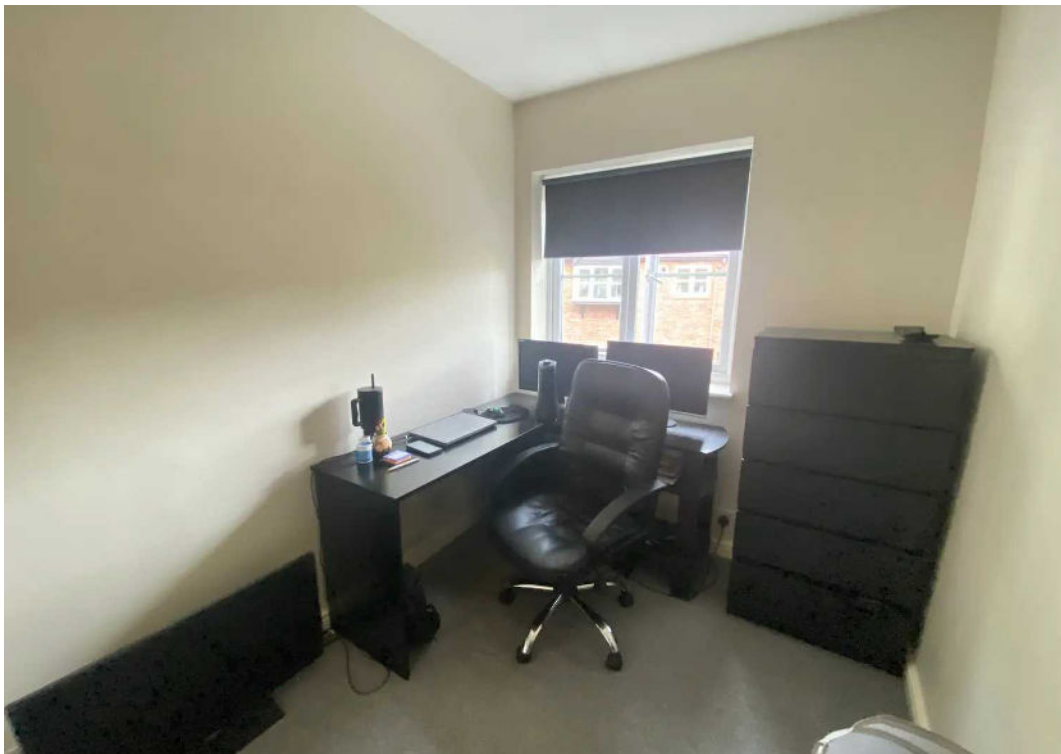
#### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Garage leasehold - 972 years remaining on lease. Service charge - garage only - £77.16 pa. Ground rent - garage only - £10 pa.

#### **MONEY LAUNDERING REGULATIONS**

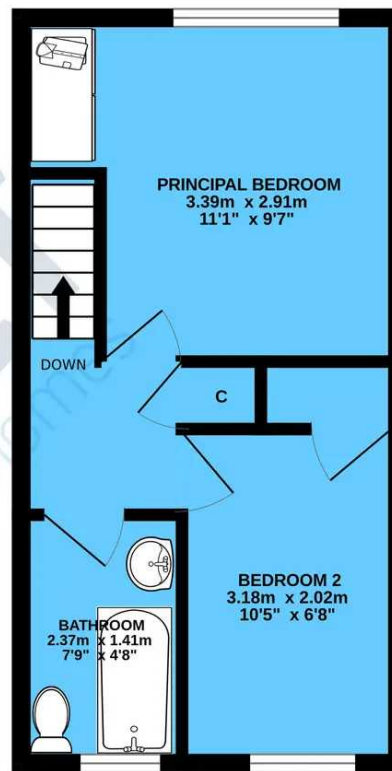
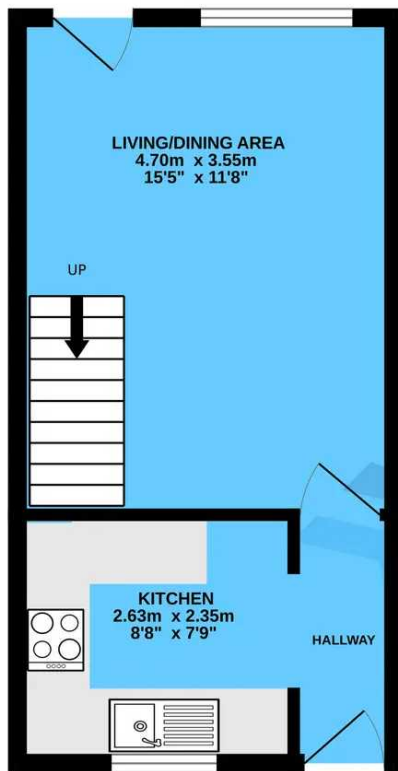
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 54.0 sq.m. (581 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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