



Griffin Lane, Shirley

Guide Price £340,000





PROPERTY OVERVIEW

Nestled on a quiet road in Dickens Heath, this immaculately presented three-bedroom semi-detached property presents a wonderful opportunity for those seeking a modern and comfortable home. As you step through the front door, you are greeted by a spacious entrance hallway that sets the tone for the rest of the property. The interior benefits from an abundance of natural light that filters through the large windows, creating a bright and inviting atmosphere. The heart of the home lies in the well-appointed fitted kitchen, boasting integrated appliances and ample storage space, perfect for the avid home cook or culinary enthusiast. The open plan living and dining room, provides a versatile space for entertaining guests or relaxing with family. Ascending to the first floor, you will find three generously sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. The principal bedroom is a true retreat, complete with fitted wardrobes for storage convenience and a modern ensuite bathroom for added privacy and comfort. The remaining bedrooms are serviced by the contemporary family bathroom, featuring sleek fixtures and fittings.





Externally, the property boasts a large garden, mainly laid with lawn, ideal for enjoying outdoor activities with friends and family or simply unwinding in the fresh air. The tranquil surroundings provide a peaceful escape from the hustle and bustle of every-day life. Located in the desirable area of Dickens Heath, residents will benefit from a host of local amenities, including shops, restaurants, schools, and excellent transport links, ensuring convenience and connectivity are always within reach.

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

- Three Bedroom Semi-Detached Property
- Set On A Quiet Road In Dickens Heath
- Abundance Of Natural Light Throughout
- Fitted Kitchen With Integrated Appliances
- Living/Dining Room
- Principal Bedroom With Ensuite
- Family Bathroom
- Large Rear Garden
- Driveway For Two Vehicles & Off Road Parking





ENTRANCE HALLWAY

With coat/storage cupboard under the stairs.

WC

6' 2" x 3' 5" (1.88m x 1.04m)

LIVING/DINING ROOM

15' 6" x 12' 1" (4.72m x 3.68m)

KITCHEN

11' 2" x 10' 0" (3.40m x 3.05m)

FIRST FLOOR

PRINCIPAL BEDROOM

9' 8" x 9' 3" (2.95m x 2.82m)

ENSUITE

5' 8" x 5' 5" (1.73m x 1.65m)

BEDROOM TWO

10' 10" x 8' 8" (3.30m x 2.64m)

BEDROOM THREE

10' 10" x 6' 7" (3.30m x 2.01m)

BATHROOM

TOTAL SQUARE FOOTAGE

76.1 sq.m (819 sq.ft) approx.

OUTSIDE THE PROPERTY

LARGE GARDEN

DRIVEWAY PARKING FOR TWO VEHICLES



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer, all carpets and blinds, some curtains, garden shed, shoe rack in hallway, Nest heating and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

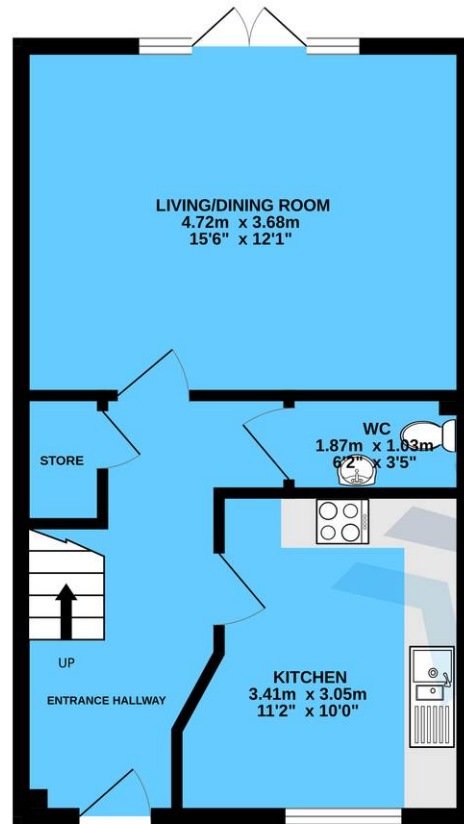
Services - water meter, mains gas and electricity.
Broadband - BT. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

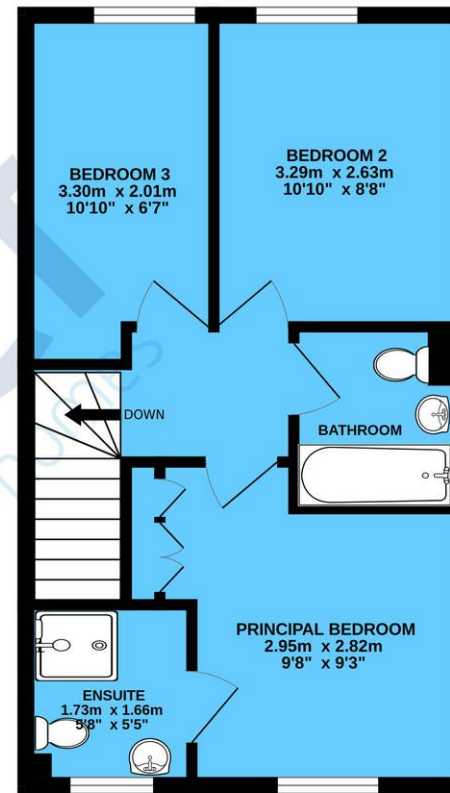
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 76.1 sq.m. (819 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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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

