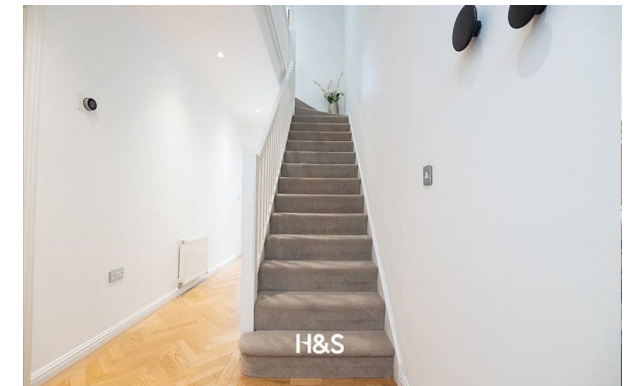


# Horton & Storey



## 208 Main Street, Shirley, Solihull, B90 1FJ

£399,950

- Stylish Three Storey Townhouse
- South Facing Courtyard Garden Plus Communal Gardens
- Excellent Location
- Recently Painted And Ready To Move In
- Four Generously Proportioned Bedrooms
- Two Secure Underground Allocated Parking Spaces
- Potential To Create A Fifth Bedroom
- Jack And Jill En Suites
- Sold With No Upward Chain
- Furniture Is Negotiable

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[www.hortonstorey.com](http://www.hortonstorey.com)

# 208 Main Street, Solihull B90 1FJ

Welcome to your spacious sanctuary in the heart of Dickens Heath! This stunning three-story townhouse boasts four generously sized bedrooms, offering ample space for comfortable living. The convenience of Jack and Jill bathrooms ensures both privacy and functionality for the whole family. Step inside to discover a stylish neutral interior, creating a canvas for your personal touches and decor ideas. The open plan kitchen, dining area, and lounge flow seamlessly together, perfect for entertaining guests or enjoying cozy family evenings. With secure allocated parking, peace of mind comes standard. Outside, the south-facing courtyard garden beckons with its tranquil ambiance, while an additional communal garden provides a charming retreat for outdoor gatherings and relaxation. Experience the best of suburban living with this exceptional townhouse as your new home.



Council Tax Band: E



## Ground Floor

### Hall

Doors leading to ground floor rooms, stairs to the first floor. Central heating radiator.

### Kitchen

3.10m x 2.48m

A range of floor and wall based units with surface over, integrated oven and dishwasher, gas hob and extractor fan. Fridge freezer. Double glazed window to the front elevation.

### Dining room

3.72m x 2.48m

Open plan leading from the kitchen through to the lounge. Central heating radiator.

### Lounge

4.19m x 4.60m

French doors leading out to the garden, double glazed window to the rear elevation, a central heating radiator.

### WC

WC and wash basin.

## First Floor

### Landing

Doors leading to all first floor rooms, stairs to the second floor.

### Bedroom

4.59m x 4.60m

Double bedroom with built in wardrobes, a central heating radiator and two

double glazed windows to the rear elevation.

### Jack and Jill bathroom/en suite

Fully tiled walls and floor. Panelled bath with shower over. WC and wash basin. Mirrored wall mounted cabinet. Heated towel rail.

### Utility room

1.77m x 2.48m

Plumbing for washing machine and handy storage space. A central heating radiator.

### Bedroom

2.66m x 4.60m

Double bedroom with a built in wardrobe, a central heating radiator and two double glazed windows to the front elevation.

## Second Floor

### Landing

Doors leading to all second floor rooms.

### Bedroom

4.19m x 4.60m

Double bedroom with a built in wardrobe, a central heating radiator and a double glazed window to the rear elevation.

### Jack and Jill shower room/en suite

Tiled floors and walls, a walk in shower, WC, heated towel rail, wash basin and a wall mounted mirrored cabinet.

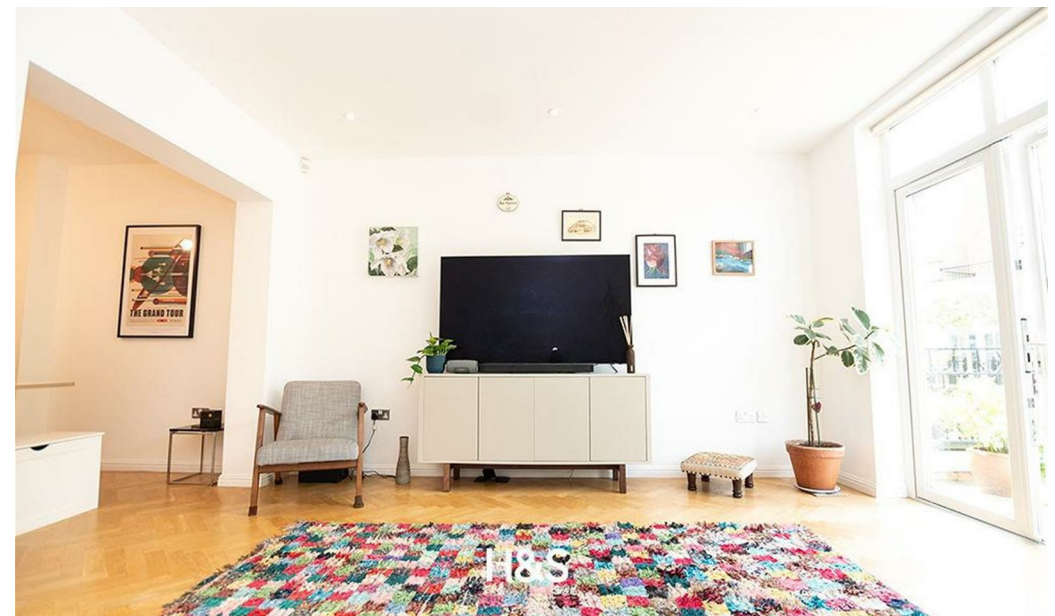
### Bedroom

3.56m x 3.45m

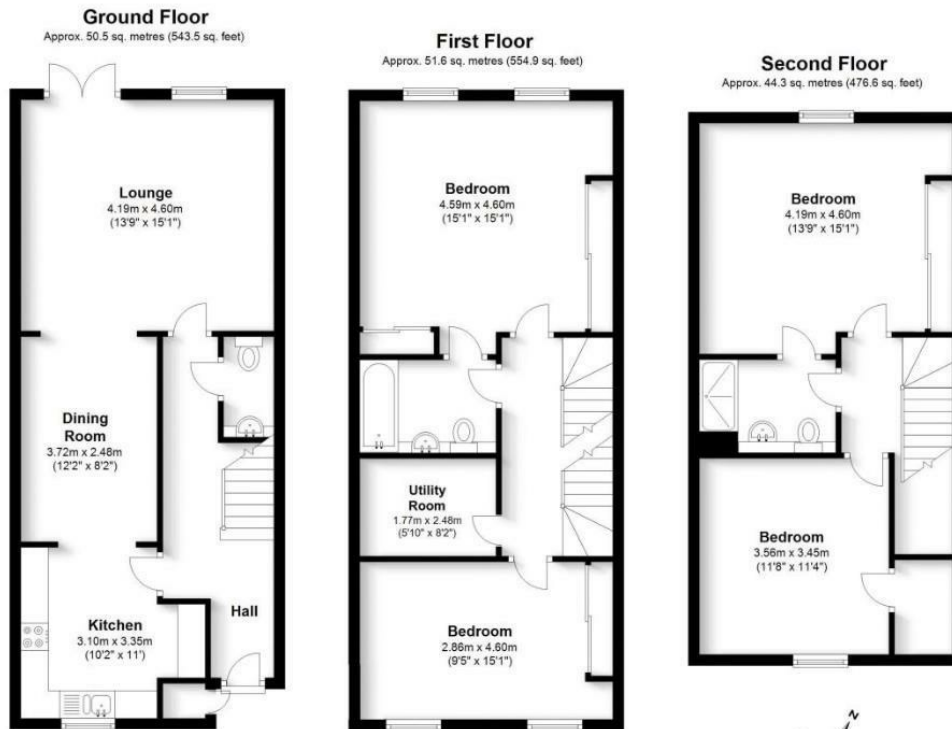
Double bedroom with a cupboard housing the boiler, a central heating radiator and a double glazed window to the front elevation.

### Vendors Comments

Modern comforts, ample space, tranquillity and safety, this home offers something for everyone in the family. There are many happy memories to be made hosting inside the dining and living areas, as well as outside in the south-facing garden which features the most charming blossom tree. Our children have thrived in the warm community and felt comfort throughout the property as the multiple rooms and floors mould themselves around your needs. The secure car park and bike shed mix urban and rural, making this a truly special house.”

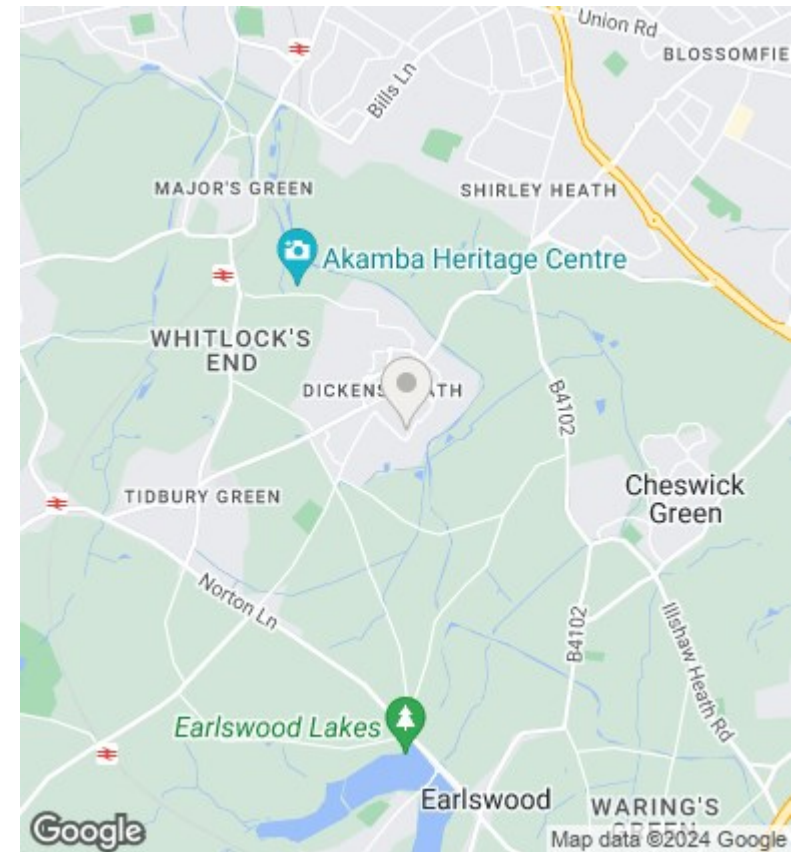






Total area: approx. 146.3 sq. metres (1575.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



## Directions

## Viewings

Viewings by arrangement only. Call 0121 6630099 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	