

# Horton & Senate



Apt 19 Abbotsbury Court, Shirley, Solihull, B90 1GD

£210,000

- Immaculately Presented Second Floor Two Bedroom Apartment
- Two Secure Allocated Parking
- Shower Room
- Kitchen With Integrated Appliances
- In The Heart Of Dickens Heath
- No Upward Chain
- Communal Gardens
- En Suite To Master Bedroom
- Open Plan Kitchen / Diner / Lounge
- Secure Fob Entry

179 Stratford Road, Shirley, West Midlands, B90 3AU  
0121 663 0099

Shirley@hortonsenate.co.uk  
<https://www.hortonsenate.com/>

# Apt 19 Abbotsbury Court, Solihull B90 1GD

Nestled in the vibrant heart of Dickens Heath, this beautifully presented two-bedroom apartment offers stylish, low-maintenance living with the added benefit of no onward chain. Perfectly positioned within walking distance of local amenities, shops, and restaurants, this property combines modern comfort with unbeatable convenience.

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Council Tax Band: C



## External

Enter the development via secure fob entry gates, leading to beautifully maintained communal gardens. Secure Allocated underground parking.

## Internal

Hallway

Doors to all rooms and a storage cupboard.

Kitchen / Lounge / Diner

5.88m x 5.16m

Kitchen area has a range of floor and wall based units with surface over, integrated appliances including a fridge/freezer, washing machine, oven, hob, and an inset sink with a mixer tap.

Master Bedroom

Double bedroom with double glazed french doors leading to a juliette balcony, a built in mirrored wardrobe with sliding doors, and a door leading to the en suite.

3.92m x 3.32m

En suite

2.25m x 1.7m

Suite comprises of tiled walls, panelled bath, WC and wash basin. Heated towel rail and wall mounted mirror with LED lights.

Bedroom two

3.56m x 2.77m

Double bedroom with two double glazed windows, built in mirrored wardrobe with sliding doors.

Shower Room

1.5m x 2.64m

Walk in shower with tiled walls, WC, wash basin, heated towel rail and a wall mounted mirror with LED lights.

## Location

Dickens Heath is a well-planned modern village located just 3.5 miles from Solihull, combining contemporary homes with the charm of a traditional village setting. At its heart is a lively village centre featuring a range of local amenities, including independent cafés, restaurants, a Tesco Express, a medical centre, dental surgery, beauty salons, and a gym. The village also offers a well-regarded primary school, a library, and a community hall, fostering a strong neighbourhood spirit. Set alongside the Stratford-upon-Avon Canal and surrounded by open countryside, it's ideal for scenic walks and outdoor activities. With a variety of properties—from stylish

apartments to spacious family homes—and excellent transport links to Birmingham and beyond, Dickens Heath appeals to families, professionals, and retirees seeking a vibrant yet peaceful lifestyle.





## Directions

## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
England & Wales		EU Directive 2002/91/EC

## Ground Floor

