



Ledwell, Dickens Heath, Solihull, B90 1SL

Guide Price £375,000

Hawkins & Patterson
ESTATE AGENTS

-  Solihull 0121 705 1515
Henley-in-Arden 01564 795 757
-  sales@hawkinspatterson.com
www.hawkinspatterson.com
-  110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

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Enjoying a quiet position within the very popular village of Dickens Heath, stands this well presented three bedroom semi detached property which in brief comprises: dual aspect lounge, fitted dining kitchen, three bedrooms, en suite shower room to the master bedroom, principal bathroom, integral garage, rear garden, gas central heating and double glazing.

Situated in walking distance to the heart of Dickens Heath, A well presented and spacious home ideal for young families.

Dickens Heath Village is set in a semi rural location and is within easy reach of the excellent amenities provided in Shirley, Solihull, Birmingham City Centre and Stratford Upon Avon, with Whitlocks End train station being within close proximity. Junction 4 of the M42 provides speedy access to the M40, M5 and M6 motorways, National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station.

Dickens Heath benefits from the retail outlets located on the Main Street including Mortons Bar and Deli, Tesco Express, Costa coffee, pharmacy among other retailers. There are excellent restaurants/ takeaways to choose from, including Pizza & Indian. The medical centre, dentist, village hall, library and very popular Community Primary School all combine to ensure Dickens Heath Village offers a comprehensive range of services to the local residents. The Waterside development adjoins the Stratford upon Avon canal and offers delightful walks especially for dog lovers.

The property enjoys an end plot offering a larger garden to the rear and ample parking spaces to the front. Access is gained via a double glazed door leading to;

ENTRANCE HALL

Stairs off to first floor, radiator and doors to:





THROUGH LIVING ROOM

Double glazed window to front and french doors to the patio, radiator.

KITCHEN/ DINING ROOM

Refitted white fronted base, wall and drawer units, wood effect laminate worktops, one and a half sink drainer unit with mixer tap, integrated dishwasher, cupboard housing the central heating boiler, built in electric oven, four ring gas hob and extractor over, plumbing for washing machine and space for fridge freezer, double glazed window to front, radiator, understairs storage cupboard and double glazed french doors to the patio.

FIRST FLOOR LANDING

A spacious gallery landing with double glazed window to rear, loft hatch, airing cupboard housing the hot water cylinder and shelving.

BEDROOM ONE

Double glazed window to front, radiator, built in wardrobes and door to;

ENSUITE SHOWER ROOM

White suite of WC, pedestal wash basin, shower cubicle and thermostatic shower, frosted double glazed window to rear, extractor fan, shaver point and radiator.

BEDROOM TWO

Double glazed window to rear, full width fitted wardrobes, radiator.



BEDROOM THREE

Double glazed window to front and radiator.

FAMILY BATHROOM

Frosted double glazed window to front, White bathroom suite: WC wash basin and panelled bath with telephone style tap with shower head attachment. Tiled splashbacks, shaver point, radiator and extractor.

REAR GARDEN

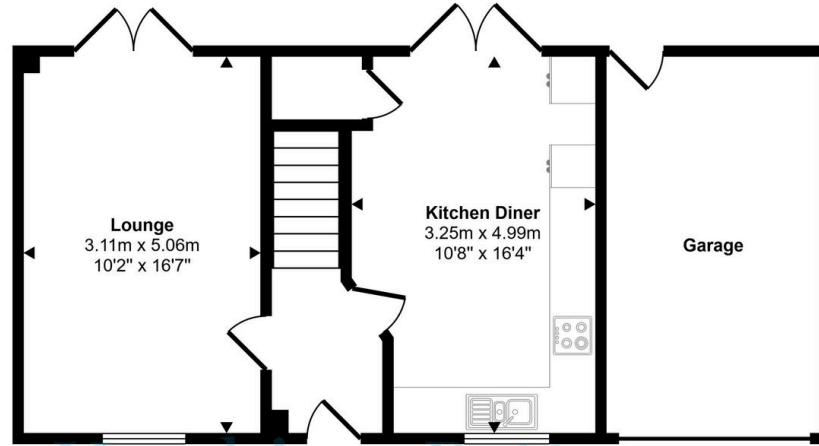
Enjoying a good size, full width patio with walled edge and steps down to the lawned area, flower beds and fencing to the boundary. The rear garden is a delightful feature to the property and being slightly larger than neighbouring properties due to the end plot.

GARAGE

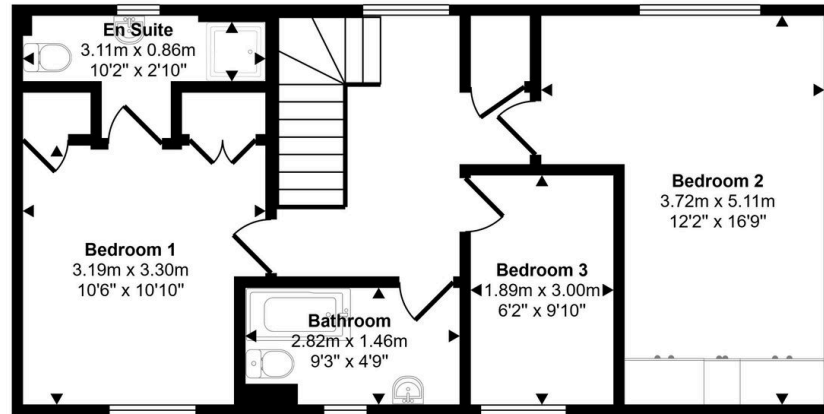
Up and over garage door, light and power, door to the rear garden.



Approx Gross Internal Area
106 sq m / 1143 sq ft



Ground Floor
Approx 53 sq m / 568 sq ft



First Floor
Approx 53 sq m / 575 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.