



Main Street, Dickens Heath, Solihull

£415,000

Hawkins & Patterson
ESTATE AGENTS



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Main Street, Dickens Heath, Solihull

Situated in the heart of Dickens Heath, A beautifully presented, spacious and stylish home set out over three floors and boasts sociable large open plan living areas as well as four generous bedrooms, useful laundry room and two bathrooms, South/ West facing courtyard style garden ideal for alfresco dining and BBQ's. Two underground secure parking spaces.

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 & Solihull train stations 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 several excellent restaurants/ takeaways to choose from including Gastro and Indian. Cre8 Health & Fitness and Fortress Boxing are situated in Dickens Heath and further gyms facilities can be found at Virgin and The Village hotel within 1 mile. 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 is adjacent which adjoins the Stratford upon Avon canal and offers delightful walks especially for dog lovers. Positioned in the heart of Dickens Heath this superb spacious and stylish house is laid out over three floors and boasts sociable large open plan living areas as well as more intimate rooms. There are four large bedrooms, laundry room and two bathrooms and a perfect courtyard style garden for alfresco dining and BBQ's.

Access to the property is gained via a recessed porch with meter cupboard and door leading to;





WELCOMING ENTRANCE HALL

Stairs off to the first floor, feature tiled flooring, LED downlights and door to:

FULLY OPEN PLAN LIVING ROOM, DINING AREA & KITCHEN

MODERN FITTED KITCHEN

Having a range of matching, gloss fronted base, wall and drawer units, laminate worktops, tiled splashbacks, one and a half sink drainer unit, integrated fridge & freezer, separate integrated fridge, built in double oven, microwave, four ring gas hob and extractor hood over, double glazed window to front, LED downlights, extractor fan, Italian tiled flooring and door to the hall.

DINING AREA

Large modern island table with storage cupboards to either end, six bar stools/ chairs, radiator, Italian tiled flooring, radiator, unstairs storage cupboards, LED downlights and leading onto;

LIVING ROOM

Double glazed window and French doors with fitted shutter blinds leading to the southerly facing garden, carpeted flooring, radiator, LED downlights and opening to;

GUEST WC

Modern white suite, WC, wash basin with storage drawers beneath, tiled splashback, Italian tiled floor, LED downlights and extractor fan.





FIRST FLOOR LANDING

Approached via the stairs from the hallway, LED downlights, radiator, airing cupboard housing the central heating boiler, doors to:

BEDROOM ONE

Double glazed windows to rear with fitted shutter blinds, radiator and fitted wardrobe with sliding doors, door to;

JACK AND JILL BATHROOM

Beautifully appointed and refitted. Doors leading to bed one and landing, modern white suite with WC, vanity unit with wash basin, shower bath with thermostatic shower over, feature tiled walls and floor, shaver point, chromed heated towel rail, extractor fan and LED downlights.



BEDROOM TWO

Currently used as a library/ relaxation room. Two double glazed windows to front with fitted shutter blinds, radiator, two built in wardrobes and centre drawer unit, generous fitted shelving and book cases.

LAUNDRY/ IRONING ROOM

Extractor fan, Plumbing and space for washing machine and tumble dryer, fitted base unit, roll top worksurfaces, sink drainer unit, tiled splashbacks, radiator and tiled floor.



SECOND FLOOR LANDING

Approached via the stairs from the first floor landing, with doors off to:

BEDROOM THREE

Double glazed window to rear, radiator, built in wardrobes with sliding doors, door to Jack & Jill ensuite.

JACK & JILL SHOWER ROOM

Doors to bedroom three and landing, modern white suite, WC, pedestal wash basin, double shower cubicle with thermostatic shower, feature tiling, tiled floor, shaver point, LED downlights and chromed heated towel rail.

BEDROOM FOUR

Double glazed window to front, radiator and storage cupboard housing the hotwater cylinder





GARDEN TERRACE

Enjoying a south westerly facing aspect, block paved terrace, which is bathed in afternoon sun and perfect for alfresco dining with a gate to rear onto garden square which is a residents only garden area with access to the underground parking via lift or stairs.

SECURE UNDERGROUND PARKING

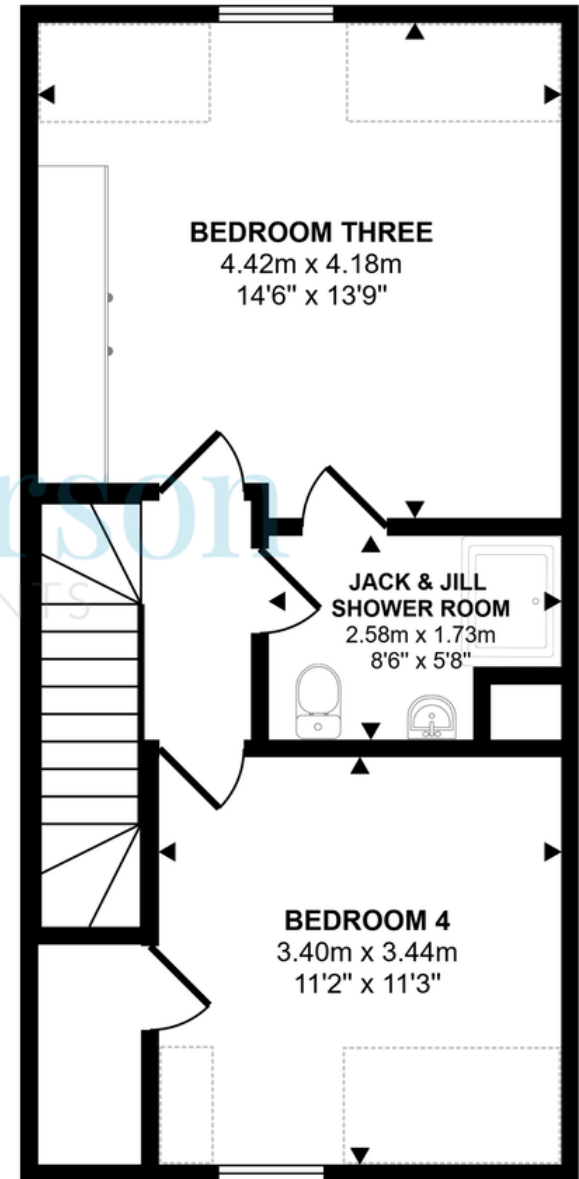
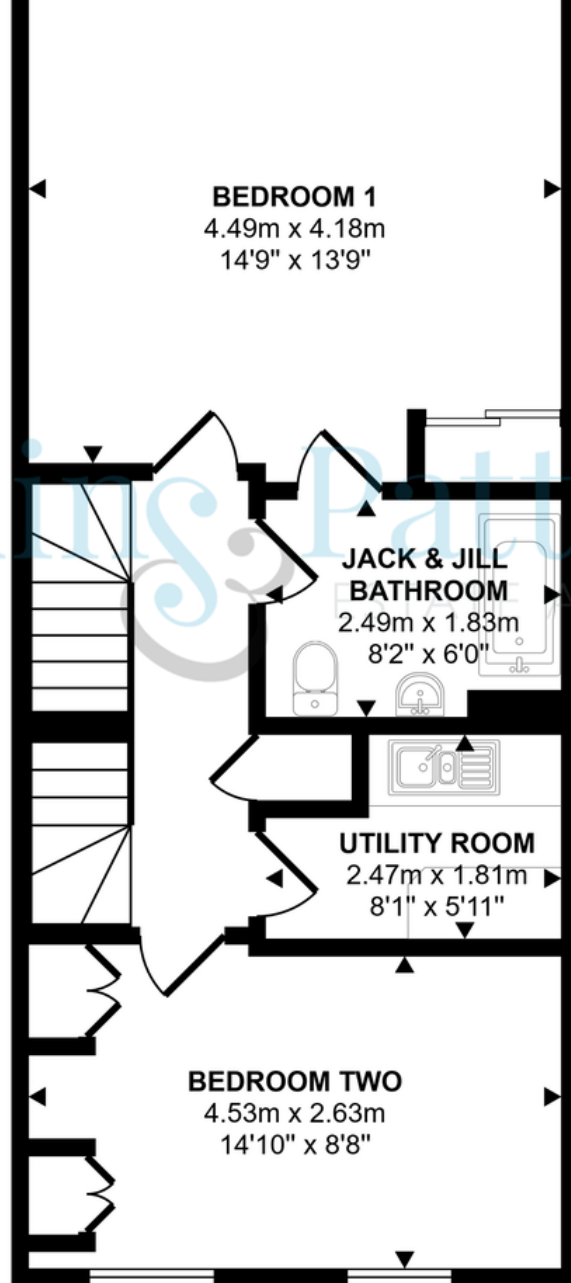
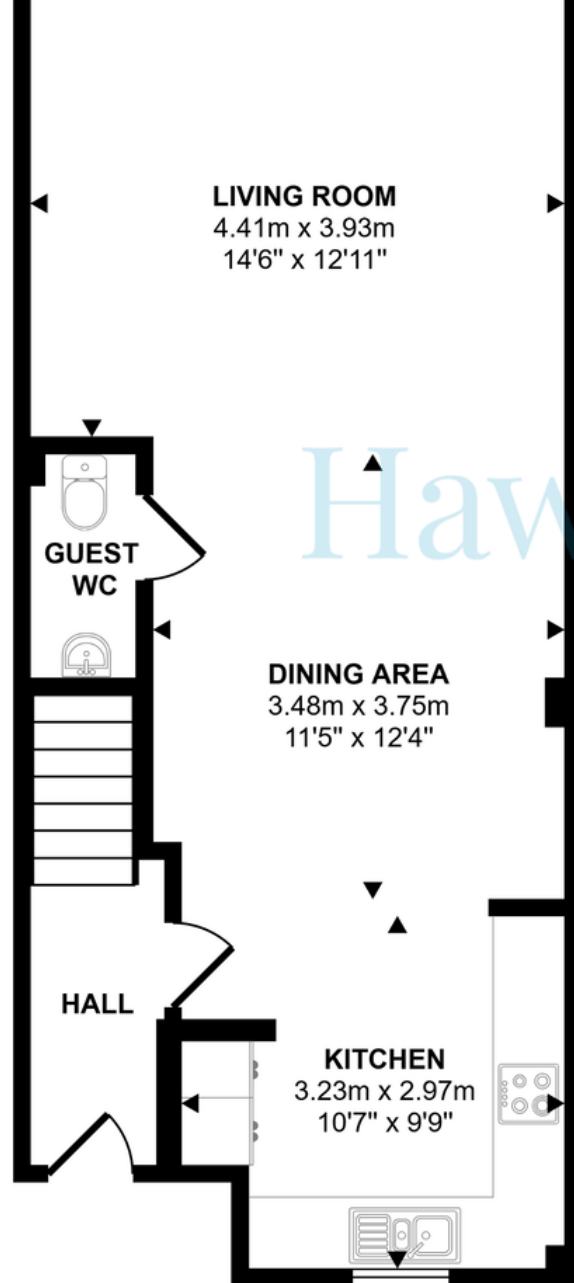
From Gorcott Lane there is a sloped driveway with a remote control security barrier leading underground. There are two private and secure parking spaces, a communal bin store area and cycle storage area for residents.

EPC BAND B.

Council Tax Band E (Solihull Metropolitan Borough Council).

Leasehold, 990 years left. £1950 per year.
Ground rent £202 per year.





Second Floor
Approx 43 sq m / 459 sq ft