## DRAKES ESTATE AGENTS



Hitherside, Dickens Heath, Solihull, B90 1RT

## £825,000

- An Impressive Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Open Plan Living/Dining Kitchen
- Utility Room & Guest WC

- Modern Bathroom
- Two Ensuites
- Double Garage & Off Road Parking
- Landscaped Rear Garden with Feature Sunken Patio
- Garden Pod/Office/Beauty Room



SCAN TO VIEW VIRTUAL TOUR

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Dual Aspect Lounge - 6.22m x 3.84m (20'5" x 12'7")

Study to front - 2.11m x 3.63m (6'11" x 11'11")

Open Plan Living/Dining Kitchen to rear - 8.25m x 6.98m (27'1" x 22'11")

Bedroom One to front - 5.72m x 4.5m (18'9" x 14'9")

Ensuite to front -1.52m x 1.98m (5'0" x 6'6") plus shower

Bedroom Two to rear - 3.84m x 3.23m (12'7" x 10'7")

Ensuite - 1.27m x 1.07m (4'2" x 3'6") plus shower

Bedroom Three to front - 3.53m x 3.51m (11'7" x 11'6")

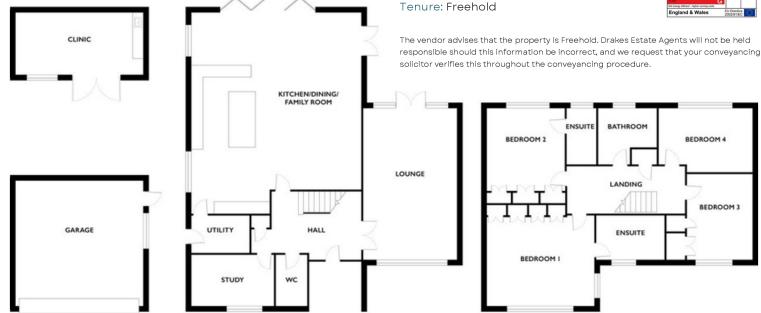
Bedroom Four to rear - 2.62m x 3.84m (8'7" x 12'7")

Garden Pod/Office/Beauty Room - 2.29m x 3.76m (7'6" x 12'4")

Double Garage  $-5.18m \times 5.28m (17'0" \times 17'4")$ 

This detached family home sits on a generous plot in a prestigious village location, blending sophisticated design with practical living. The inviting reception hall leads to a stylish lounge with a modern media wall and contemporary fire. A dedicated study and an openplan living, dining, and kitchen area with high-quality finishes and integrated appliances create a perfect space for relaxation and entertaining. A guest WC and utility room add convenience. Upstairs, four spacious double bedrooms include two with re-fitted en-suite shower rooms and a modern family bathroom. The landscaped rear garden, versatile garden pod/office, generous driveway, and detached double garage complete this elegant, family-friendly residence.

COUNCIL TAX BAND: G EPC Rating: C



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