

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 x 5.28m (17'0" x 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 open-plan 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
 Tenure: Freehold

Energy Efficiency Rating		
Current	Potential	Score
A	B	77
B	C	72
C	D	67
D	E	62
E	F	57
F	G	52
G	H	47
H	I	42
I	J	37
J	K	32
K	L	27
L	M	22
M	N	17
N	O	12
O	P	7
P	Q	2
Q	R	-3
R	S	-8
S	T	-13
T	U	-18
U	V	-23
V	W	-28
W	X	-33
X	Y	-38
Y	Z	-43
Z	AA	-48
AA	AB	-53
AB	AC	-58
AC	AD	-63
AD	AE	-68
AE	AF	-73
AF	AG	-78
AG	AH	-83
AH	AI	-88
AI	AJ	-93
AJ	AK	-98
AK	AL	-103
AL	AM	-108
AM	AN	-113
AN	AO	-118
AO	AP	-123
AP	AQ	-128
AQ	AR	-133
AR	AS	-138
AS	AT	-143
AT	AU	-148
AU	AV	-153
AV	AW	-158
AW	AX	-163
AX	AY	-168
AY	AZ	-173
AZ	BA	-178
BA	BB	-183
BB	BC	-188
BC	BD	-193
BD	BE	-198
BE	BF	-203
BF	BG	-208
BG	BH	-213
BH	BI	-218
BI	BJ	-223
BJ	BK	-228
BK	BL	-233
BL	BM	-238
BM	BN	-243
BN	BO	-248
BO	BP	-253
BP	BQ	-258
BQ	BR	-263
BR	BS	-268
BS	BT	-273
BT	BU	-278
BU	BV	-283
BV	BW	-288
BW	BX	-293
BX	BY	-298
BY	BZ	-303
BZ	CA	-308
CA	CB	-313
CB	CC	-318
CC	CD	-323
CD	CE	-328
CE	CF	-333
CF	CG	-338
CG	CH	-343
CH	CI	-348
CI	CJ	-353
CJ	CK	-358
CK	CL	-363
CL	CM	-368
CM	CN	-373
CN	CO	-378
CO	CP	-383
CP	CQ	-388
CQ	CR	-393
CR	CS	-398
CS	CT	-403
CT	CU	-408
CU	CV	-413
CV	CW	-418
CW	CX	-423
CX	CY	-428
CY	CZ	-433
CZ	DA	-438
DA	DB	-443
DB	DC	-448
DC	DD	-453
DD	DE	-458
DE	DF	-463
DF	DG	-468
DG	DH	-473
DH	DI	-478
DI	DJ	-483
DJ	DK	-488
DK	DL	-493
DL	DM	-498
DM	DN	-503
DN	DO	-508
DO	DP	-513
DP	DQ	-518
DQ	DR	-523
DR	DS	-528
DS	DT	-533
DT	DU	-538
DU	DV	-543
DV	DW	-548
DW	DX	-553
DX	DY	-558
DY	DZ	-563
DZ	EA	-568
EA	EB	-573
EB	EC	-578
EC	ED	-583
ED	EE	-588
EE	EF	-593
EF	EG	-598
EG	EH	-603
EH	EI	-608
EI	EJ	-613
EJ	EK	-618
EK	EL	-623
EL	EM	-628
EM	EN	-633
EN	EO	-638
EO	EP	-643
EP	EQ	-648
EQ	ER	-653
ER	ES	-658
ES	ET	-663
ET	EU	-668
EU	EV	-673
EV	EW	-678
EW	EX	-683
EX	EY	-688
EY	EZ	-693
EZ	FA	-698
FA	FB	-703
FB	FC	-708
FC	FD	-713
FD	FE	-718
FE	FF	-723
FF	FG	-728
FG	FH	-733
FH	FI	-738
FI	FJ	-743
FJ	FK	-748
FK	FL	-753
FL	FM	-758
FM	FN	-763
FN	FO	-768
FO	FP	-773
FP	FQ	-778
FQ	FR	-783
FR	FS	-788
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FT	FU	-798
FU	FV	-803
FV	FW	-808
FW	FX	-813
FX	FY	-818
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GA	GB	-833
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GC	GD	-843
GD	GE	-848
GE	GF	-853
GF	GG	-858
GG	GH	-863
GH	GI	-868
GI	GJ	-873
GJ	GK	-878
GK	GL	-883
GL	GM	-888
GM	GN	-893
GN	GO	-898
GO	GP	-903
GP	GQ	-908
GQ	GR	-913
GR	GS	-918
GS	GT	-923
GT	GU	-928
GU	GV	-933
GV	GW	-938
GW	GX	-943
GX	GY	-948
GY	GZ	-953
GZ	HA	-958
HA	HB	-963
HB	HC	-968
HC	HD	-973
HD	HE	-978
HE	HF	-983
HF	HG	-988
HG	HH	-993
HH	HI	-998
HI	HJ	-1003
HJ	HK	-1008
HK	HL	-1013
HL	HM	-1018
HM	HN	-1023
HN	HO	-1028
HO	HP	-1033
HP	HQ	-1038
HQ	HR	-1043
HR	HS	-1048
HS	HT	-1053
HT	HU	-1058
HU	HV	-1063
HV	HW	-1068
HW	HX	-1073
HX	HY	-1078
HY	HZ	-1083
HZ	IA	-1088
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JC	JD	-1233
JD	JE	-1238
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