



# Gorcott Lane, Dickens Heath

**Offers Around £399,950**

- RECEPTION HALLWAY
- UTILITY & WC
- FIRST FLOOR LOUNGE
- EN SUITE SHOWER ROOM
- SINGLE GARAGE
- REFFITED BREAKFAST KITCHEN
- DINING ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN

The modern village of Dickens Heath can be found approximately two miles from Shirley town centre and four miles from Solihull town centre. The former farmland has been developed over the last two decades by a number of house builders to provide a modern residential development centred around a central High street and village green.

Gorcott Lane is located off Rumbush Lane which forms one of the artery roads providing access into the village and benefits from the close proximity of open countryside and the canal, where canal side walks will take you through to Birmingham Centre and Earlswood Lakes. The village boasts its own junior and infant school, and secondary education can be found at nearby Solihull secondary schools, including Light Hall and Alderbrook. Education facilities are subject to confirmation from the local Education Department.

The main shopping centre of nearby Shirley offers a wide choice of supermarkets, convenience and speciality stores, restaurants and hostelrys, and there are frequent bus services along the A34 into Birmingham city centre and Solihull town centre boasting the vibrant and modern Touchwood Development offering shopping facilities and evening entertainment.

Shirley has its own train station in Haslucks Green Road, providing a service to Birmingham city centre and Stratford-upon-Avon, and also close to the village is Whitlocks End Railway Station which also provides a service to these destinations.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park, and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business and leisure park, and onto the Blythe Valley Business Park, which can be found at the junction with the M42 motorway, providing access to the midland motorway network. A short drive down the M42 to junction 6 will find National Exhibition Centre and Birmingham International Airport and Railway Station.

An ideal location therefore for this end town house which sits back from the roadside behind a gravel foregarden with paved pathway leading to the

### RECEPTION HALLWAY



Having two ceiling light points, central heating radiator, staircase rising to the first floor accommodation, understairs storage cupboard and door opening to the

### DINING ROOM

**10'5" x 9'1" (3.18m x 2.77m)**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator, coved cornice to the ceiling and open archway access to the

### REFITTED BREAKFAST KITCHEN

**16'0" x 9'1" (4.88m x 2.77m)**



Having UPVC double glazed double opening French style doors to the rear garden, recessed ceiling spotlights, central heating radiator, tiled flooring, door to the utility room and being fitted with a comprehensive range of wall and base mounted storage units with quartz work surfaces over having undermounted sink with mixer tap, inset 5 burner gas hob with extractor canopy over, integrated electric oven, microwave and dishwasher and full height appliance space



### **REFITTED UTILITY ROOM** **5'6" x 5'4" (1.68m x 1.63m)**

Having UPVC double glazed window to the rear, ceiling light point, extractor fan, central heating radiator, tiled flooring, door to the ground floor WC and base mounted storage units with quartz work surfaces over having undermounted sink with mixer tap, space and plumbing for washing machine and larder store cupboard

### **GROUND FLOOR WC**

Having ceiling light point, central heating radiator, extractor fan, tiled flooring, low level WC and vanity wash hand basin

### **FIRST FLOOR LANDING**

Having staircase rising to the second floor accommodation, ceiling light point, central heating radiator and doors opening to the lounge, bedroom three and bathroom

### **LOUNGE** **15'2" x 10'7" (4.62m x 3.23m)**



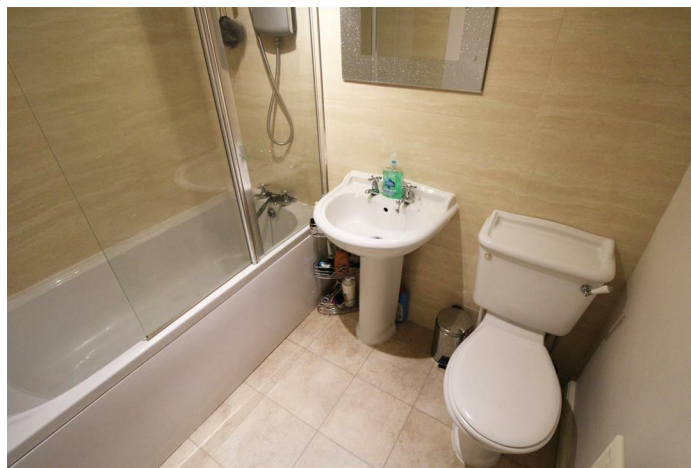
Having UPVC double glazed windows to the front, ceiling light point, central heating radiator, coved cornice to the ceiling and fireplace with inset living flame effect gas fire

### **BEDROOM THREE** **13'2" to wardrobe fronts x 8'8" (4.01m to wardrobe fronts x 2.64m)**



Having two UPVC double glazed windows to the rear, ceiling light point, central heating radiator and built in wardrobes providing hanging rail and shelf storage

### **FAMILY BATHROOM**



Having ceiling light point, extractor fan, central heating radiator, complementary wall tiling, panelled bath with mixer shower over and glazed screen, pedestal wash hand basin and low level WC

### **SECOND FLOOR LANDING**

having ceiling light point, central heating radiator, loft hatch access and doors opening to two bedrooms

### **BEDROOM ONE** **13'2" to wardrobe fronts x 10'9" (4.01m to wardrobe fronts x 3.28m)**



Having ceiling light point, two UPVC double glazed windows to the front, central heating radiator, built in wardrobes providing hanging rail and shelf storage. Door opening to the

## EN SUITE SHOWER ROOM



Having ceiling light point, central heating radiator, extractor fan, complementary wall tiling, glazed shower cubicle, pedestal wash hand basin and low level WC

## BEDROOM TWO

**13'2" to wardrobe fronts x 9'0" (4.01m to wardrobe fronts x 2.74m)**



Having two UPVC double glazed windows to the rear, ceiling light point, central heating radiator and built in wardrobes providing hanging rail and shelf storage

## OUTSIDE

### REAR GARDEN



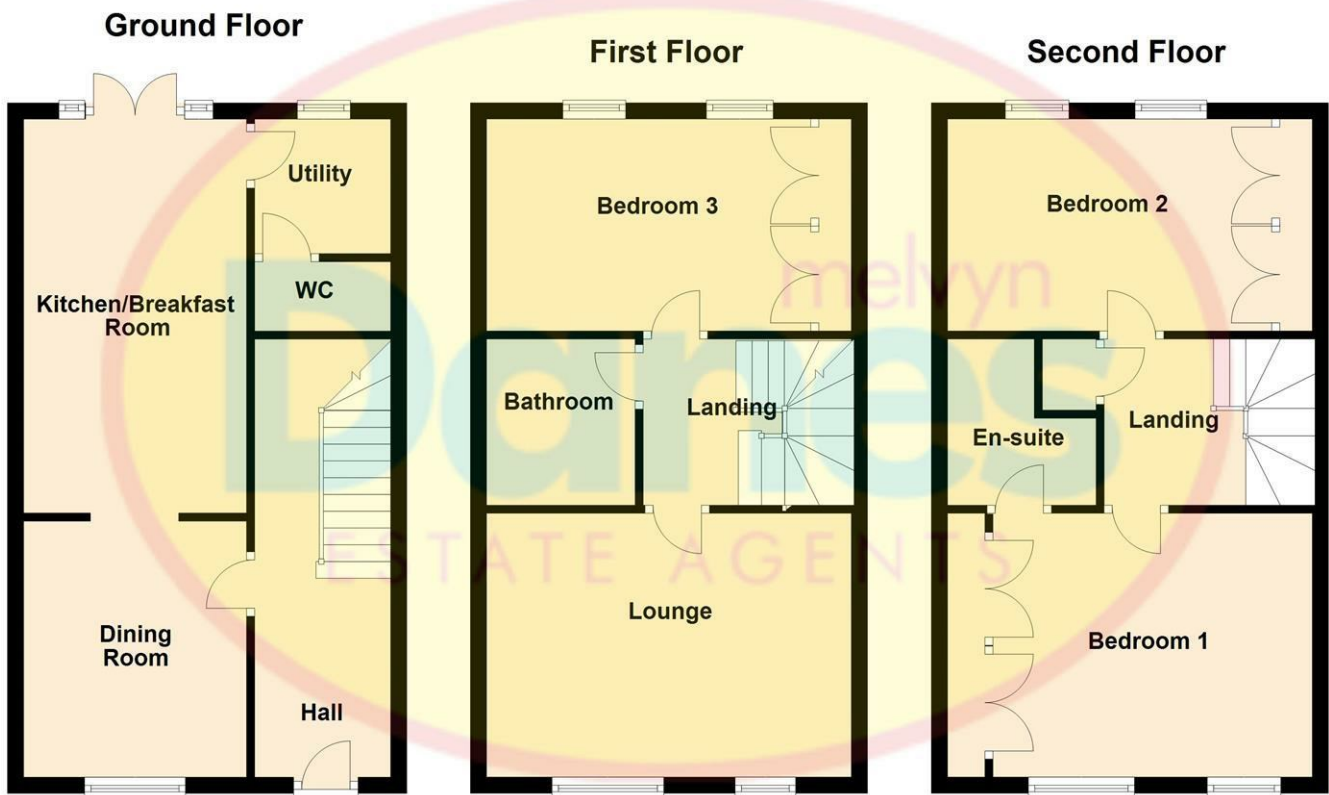
Having decked patio area with lawn beyond, outside light and tap, close board panel fence surround and gated access to the front

## GARAGE & DRIVEWAY

Having up and over door to the driveway with parking in front. As you enter the driveway the garage for number 23 is the far right.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



**AGENTS NOTE**

The photographs of this property were taken prior to the owners vacating the property.

**TENURE**

We are advised that the property is Freehold but as yet we have not been able to verify this.

**VIEWING**

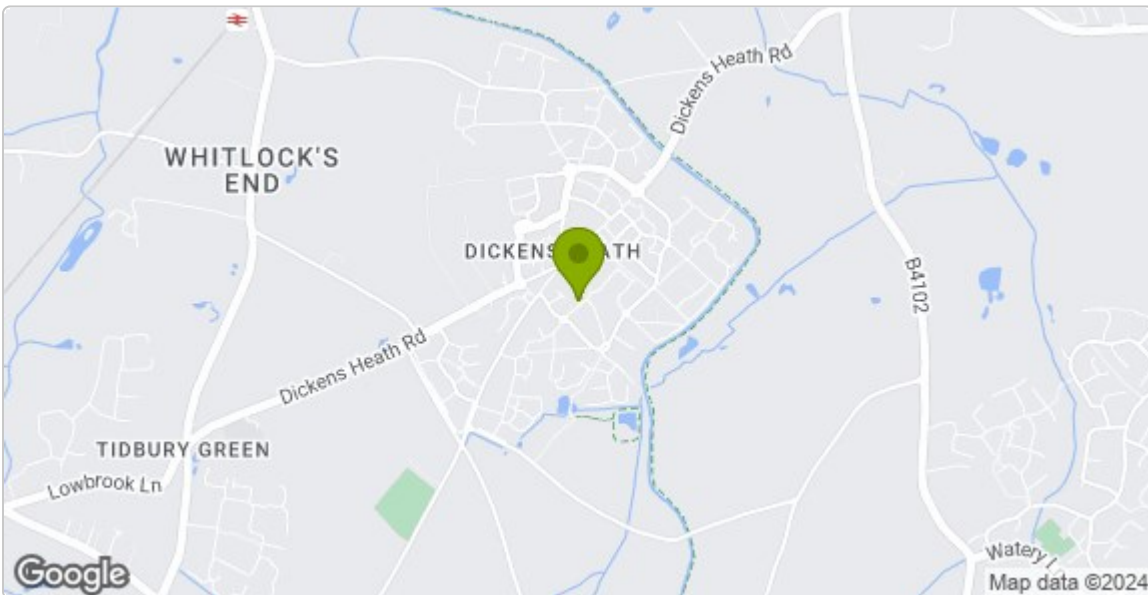
By appointment only please with the Shirley office on 0121 744 2801.

**THE CONSUMER PROTECTION REGULATIONS**

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**23 Gorcott Lane Dickens Heath Solihull B90 1SY**

**Council Tax Band: E**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	