



# Dickens Heath Road, Dickens Heath

## Offers Around £459,950

- WELCOMING RECEPTION HALLWAY
- OPEN PLAN LIVING KITCHEN AREA
- FIVE BEDROOMS
- SHOWER ROOM
- DOUBLE GARAGE & DRIVE
- GUEST CLOAKS WC
- FIRST FLOOR LOUNGE
- TWO EN SUITES
- GARDENS FRONT & REAR
- VIEWING ESSENTIAL

Dickens Heath Road is the main artery road through the modern village development of Dickens Heath. The development 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 well presented property which was originally constructed by Redrow Homes and forms part of this development overlooking the village green to the front. This particular property offers deceptively spacious accommodation that really does need to be viewed to be appreciated.

Sitting back from the road behind a lawned foregden with shrub screening to the fore and railings to the pavement. A paved pathway access extends to a part double glazed front door which opens to the

### WELCOMING RECEPTION HALLWAY



Having tiled flooring, two ceiling light points, central heating radiator, cloaks storage cupboard, staircase rising to the first floor, doors opening to the kitchen, dining area and

### GUEST CLOAKS WC



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

### BREAKFAST KITCHEN 18'6" x 11'10" (5.64m x 3.61m )



Having double opening UPVC double glazed doors and window to the rear garden, recessed ceiling spotlights, tiled flooring, central heating radiator, generous pantry, understairs storage cupboard and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric double oven with gas hob and extractor canopy over, integrated dishwasher and washing machine, space for fridge freezer, central island unit with wok ring and breakfast bar seating area

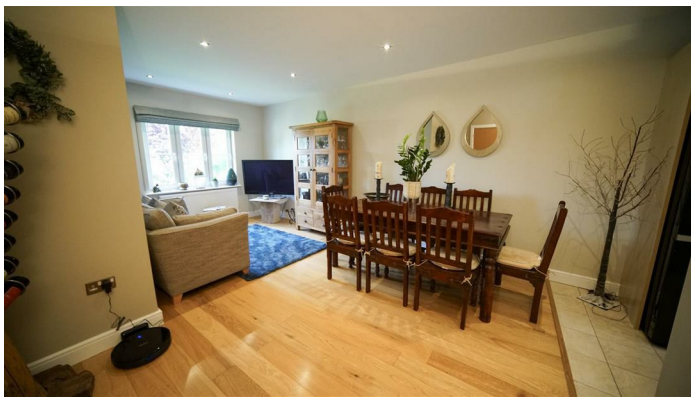


### OPEN PLAN LIVING & DINING

21'5" x 13'1" max (9'8" min) (6.53m x 3.99m max (2.95m min))



Having UPVC double glazed window to the front, recessed ceiling spotlights, 'oak' veneer flooring and central heating radiator



### FIRST FLOOR LANDING

Having ceiling light point, airing cupboard, staircase rising to the second floor landing and doors opening to lounge and bedroom one

### GENEROUS LOUNGE

21'1" x 17'1" max (6.43m x 5.21m max)

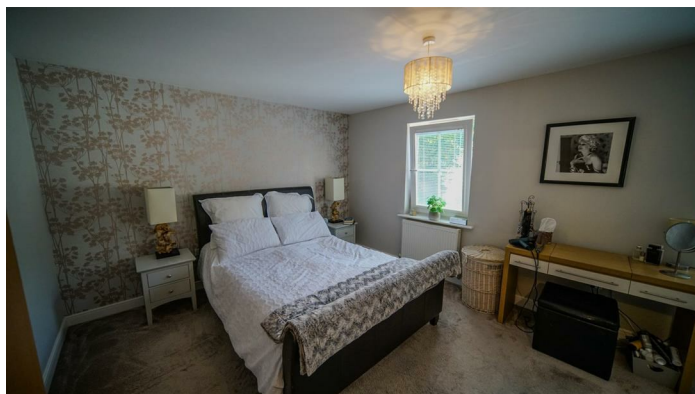


Having two UPVC double glazed windows overlooking the village green to the front, recessed ceiling spotlights and central heating radiator



### **BEDROOM ONE**

**18'6" to rear of fitted wardrobe x 11'8" max  
(5.64m to rear of fitted wardrobe x 3.56m  
max)**



Having two UPVC double glazed windows to the rear, ceiling light point, central heating radiator, door opening to the en suite and built in wardrobes with sliding mirrored doors



### **REFITTED EN SUITE SHOWER ROOM**



Having recessed ceiling spotlights, heated towel rail, tiled flooring, full height wall tiling, tandem shower enclosure, pedestal wash hand basin and low level WC

### **SECOND FLOOR LANDING**

Having ceiling light point, storage cupboard and doors off to four bedrooms and shower room

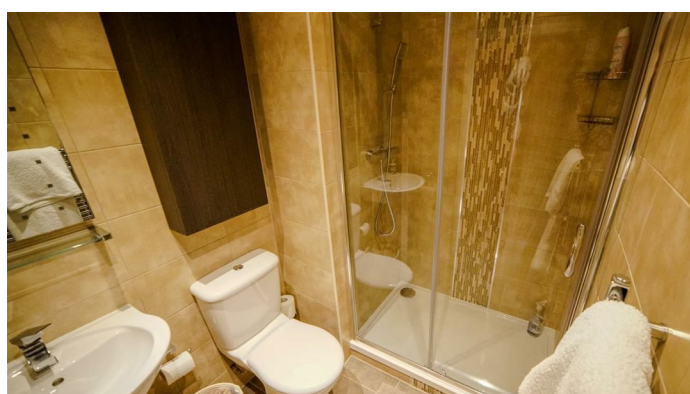
### **BEDROOM TWO**

**11'7" x 11'6" ( 3.53m x 3.51m)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, built in wardrobes and door opening to the

### **REFITTED EN SUITE SHOWER ROOM**



Having recessed ceiling spotlights, heated towel rail, tiled flooring, full height wall tiling, tandem shower enclosure, pedestal wash hand basin and low level WC

### **BEDROOM THREE**

**14'1" x 10'6" overall (4.29m x 3.20m overall)**



Having UPVC double glazed window to the front overlooking the village green, ceiling light point and central heating radiator

### **BEDROOM FOUR**

**10'0" x 7'7" (3.05m x 2.31m)**

Having UPVC double glazed window to the front overlooking the village green, ceiling light point and central heating radiator

### **BEDROOM FIVE**

**8'0" x 7'2" (2.44m x 2.18m)**

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

## REFITTED SHOWER ROOM



Having recessed ceiling spotlights, heated towel rail, tiled flooring, full height wall tiling, tandem shower enclosure, pedestal wash hand basin and low level WC



## REAR GARDEN



Having raised paved patio area with sleeper retainer to a gravel area with shrub planters, paved pathway access leading to a gate with access to the rear driveway

## DOUBLE GARAGE



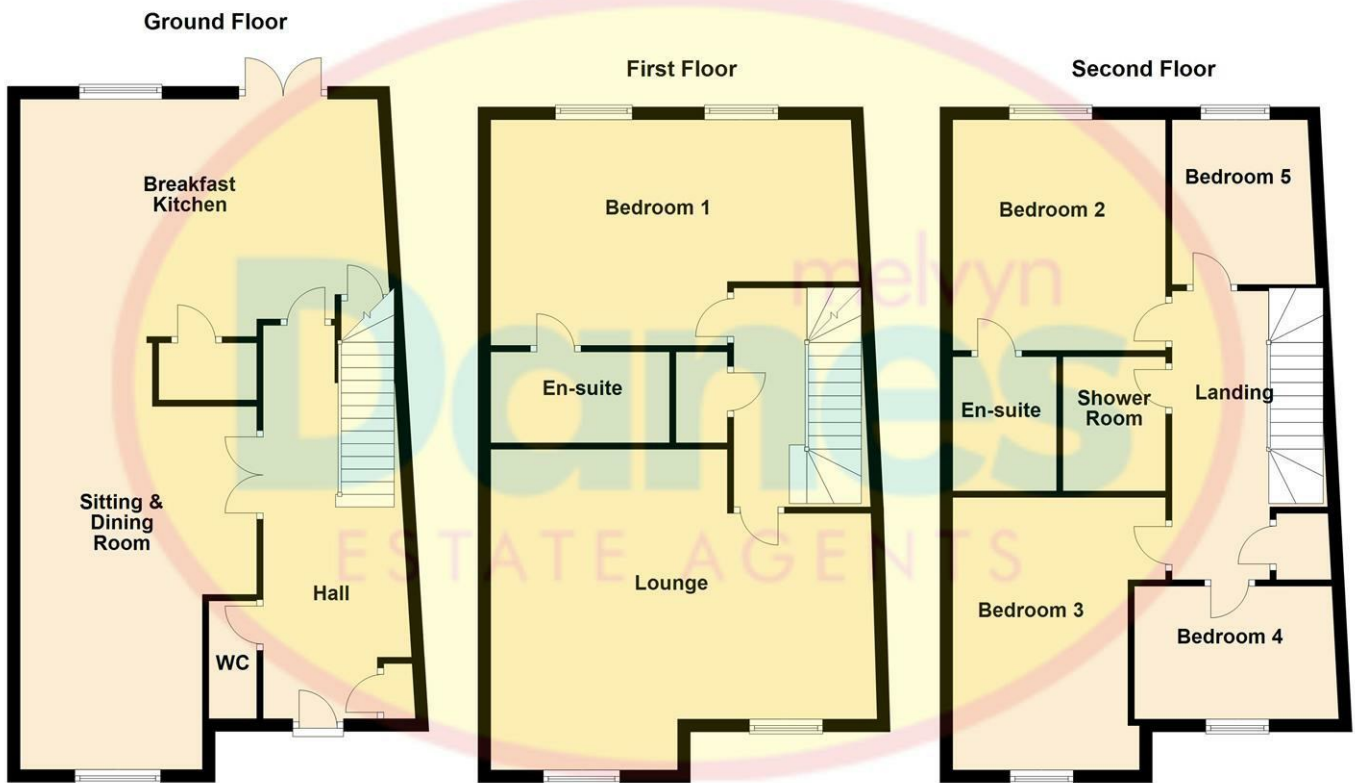
Having remote controlled up and over door

## DRIVEWAY PARKING

There is parking for two vehicles side by side in front of the garage, The garage is approached via a secure electrically operated gate providing an extra degree of security for the occupiers

## 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.



**TENURE**

We are advised that the property is Long Leasehold with approximately 982 years remaining but as yet we have not been able to verify this. There is an annual service charge which we are advised by our seller is in the region of £1200 which covers the maintenance of the rear garage area and the security gates. Any interested party is advised to confirm this with their solicitor.

**VIEWING**

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

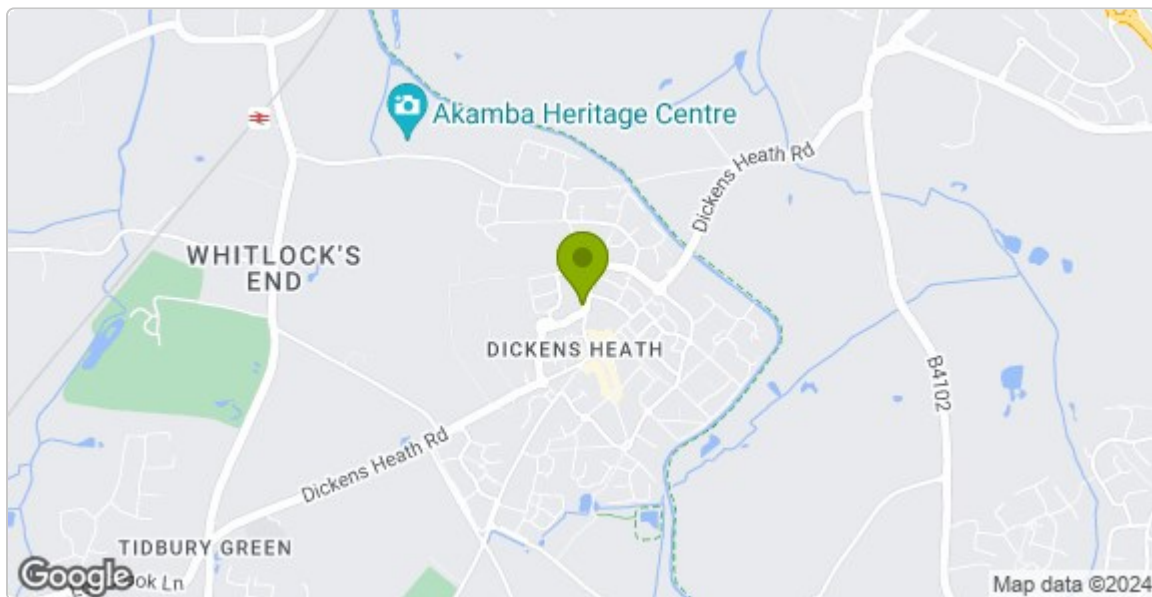
**COUNCIL TAX BAND: F**

**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.



**198 Dickens Heath Road  
Dickens Heath Solihull  
B90 1UF**

**Council Tax Band: F**

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>		78	85
		<small>EU Directive 2002/91/EC</small>	