



## Ivy Way, Dickens Heath

### Offers Around £435,000

- RECEPTION HALLWAY
- DUAL ASPECT LOUNGE
- KITCHEN
- THREE BEDROOMS
- DOUBLE GARAGE
- GUEST CLOAKS WC
- DINING ROOM/STUDY
- UTILITY ROOM
- EN SUITE & BATHROOM
- REAR GARDEN

Dickens Heath can be found approximately two miles from Shirley town centre and four miles from Solihull town centre. The former farmland was developed by a number of house builders to provide a modern residential development centred around a useful High street and a pleasant village green.

The whole development benefits from the close proximity of open countryside and the canal, where canalside walks will take you through to Birmingham Centre, Earlswood Lakes and beyond. 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.

Ivy Way was constructed in the late 1990's by Laing Homes and is positioned in a small cul-de-sac in one of the lower density earlier phases of the development. The property has recently benefited from some re-decorating and the replacement floor coverings. Sitting behind a front lawned foregarden with block paved driveway to the side that leads to the garages and a pathway that gives access to the front door with canopy porch over, which opens to the

### **RECEPTION HALLWAY**

Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation and doors opening to the lounge, dining room, kitchen and

### **GUEST CLOAKS WC**

Having sealed unit double glazed window to the front, ceiling light point, central heating radiator, low level WC and pedestal wash hand basin

### **DUAL ASPECT LOUNGE** **16'4" x 10'5" (4.98m x 3.18m)**



Having sealed unit double glazed window to the front, central heating radiator, ceiling light point, sliding double glazed doors to the rear garden

### **DINING ROOM/STUDY** **9'10" x 8'0" (3.00m x 2.44m)**

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

### **KITCHEN** **9'1'0" x 8'0" (27.74m x 2.44m)**



Having ceiling light point, central heating radiator, door to the utility room, sealed unit double glazed windows to the rear and side and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven with gas hob and extractor canopy over, two under work surface appliance spaces

### **UTILITY ROOM**

Having sealed unit double glazed door with side light release window to the rear garden, ceiling light point, central heating radiator, wall and base mounted storage units with work surfaces over and space and plumbing for an automatic washing machine

### **FIRST FLOOR LANDING**

Having sealed unit double glazed window to the rear, ceiling light point, loft hatch access, central heating radiator and

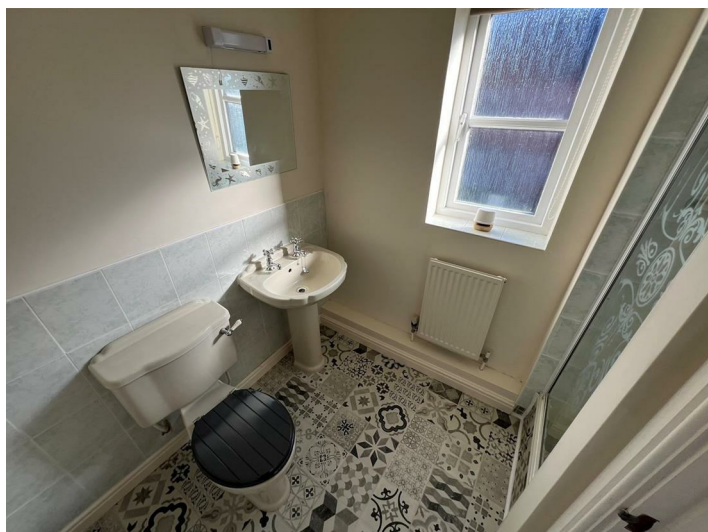
doors radiating off to three bedrooms, bathroom and airing cupboard

### **BEDROOM ONE** **11'3" x 10'7" (3.43m x 3.23m)**



Having sealed unit double glazed window to the front, ceiling light point, central heating radiator, built in wardrobes and door opening to the

### **EN SUITE SHOWER ROOM**



Having sealed unit double glazed window to the front, recessed shower enclosure, pedestal wash hand basin, low level WC, ceiling light point and central heating radiator

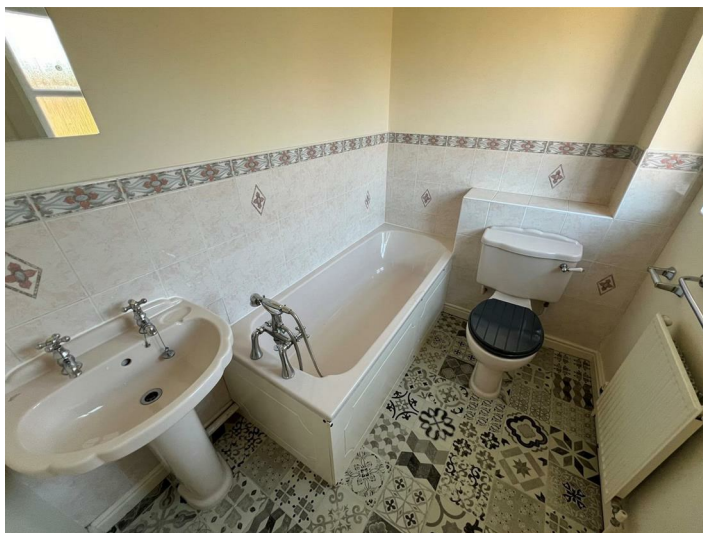
### **BEDROOM TWO** **10'7" x 8'6" (3.23m x 2.59m)**

Having sealed unit double glazed window to the front, ceiling light point, central heating radiator and over bulkhead storage cupboard

### **BEDROOM THREE** **7'8" x 7'5" (2.34m x 2.26m)**

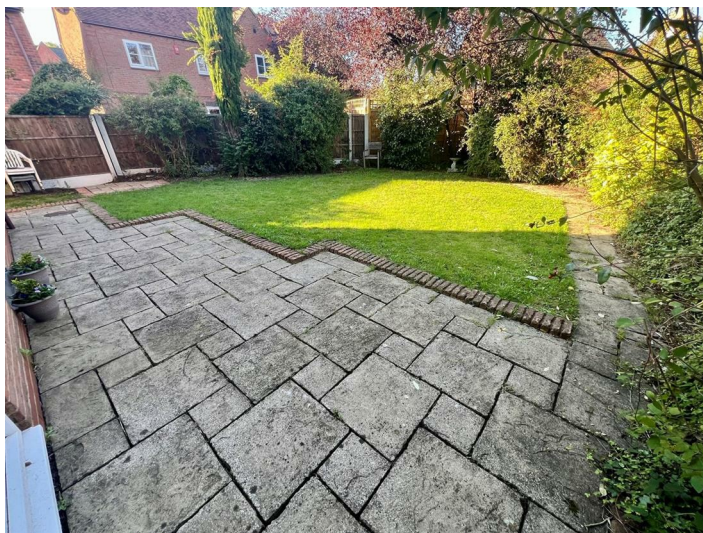
Having sealed unit double glazed window to the rear, ceiling light point and central heating radiator

### **FAMILY BATHROOM**



Having sealed unit double glazed window to the rear, ceiling light point, central heating radiator, panelled bath, pedestal wash hand basin and low level WC

### **REAR GARDEN**



Having paved patio area with lawn beyond, defined boundaries and gated access to the front

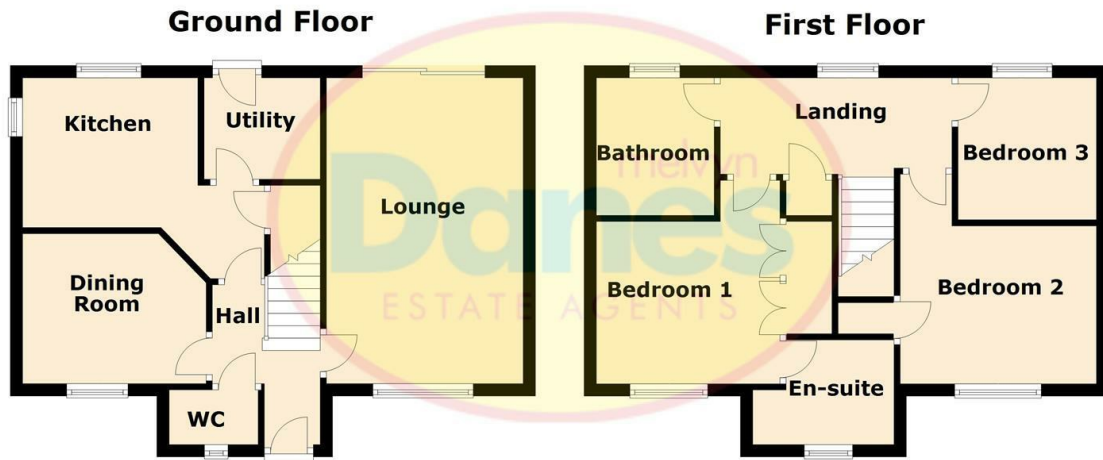


### **DOUBLE GARAGE**

Two side by side garages both having double opening doors to the front driveway, the first having a window to the side

## 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.



**COUNCIL TAX BAND: D**

### TENURE

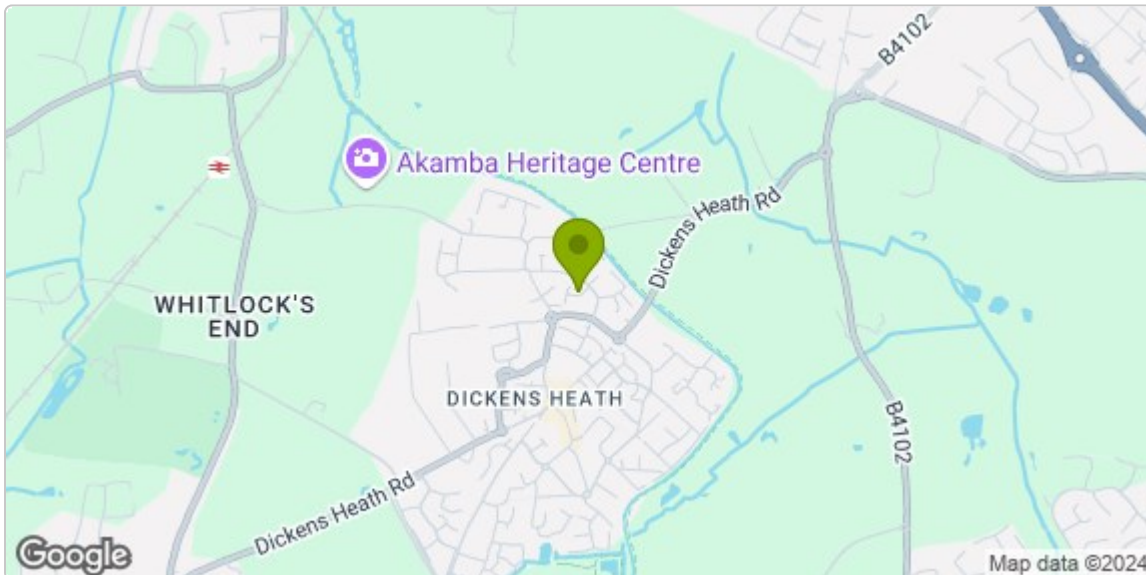
We are advised that the house, driveway and gardens are Freehold but the double garage forms part of a coach house which is Leasehold on a 999 year lease from 1996 and is subject to a ground rent and service charge of £173.90 per annum.

### VIEWING

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

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
2 Ivy Way Dickens Heath  
Solihull B90 1RR

**Council Tax Band: D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

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