



Short Street, Dickens Heath

Guide Price £485,000





PROPERTY OVERVIEW

Nestled on a quiet road, just a short stroll away from all essential local conveniences, lies this inviting four-bedroom detached family home. This property offers a comfortable and convenient lifestyle for discerning buyers seeking a blend of tranquillity and accessibility. Upon entry, a spacious and welcoming hallway sets the tone for the generous living space that lies beyond. The ground floor boasts a well-proportioned lounge featuring a charming bay window that floods the space with natural light and seamlessly flows into a versatile dining room or playroom, ensuring a fluid and adaptable layout to suit your lifestyle needs. The adjoining kitchen/diner is a hub of culinary creativity, offering a practical space for meal preparation and entertaining guests. A convenient guest toilet on this level adds to the practicality and comfort of the home. Ascend the stairs to discover four generously sized bedrooms, each offering a cosy retreat for relaxation and rest. The principal bedroom is a luxurious sanctuary complete with an ensuite for added privacy and convenience. The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring harmonious living for all occupants.





Outside, a low maintenance rear garden provides a tranquil outdoor space to unwind and enjoy al fresco dining or morning coffees in a peaceful setting. A driveway leads to a detached single garage, offering convenient parking and additional storage space for vehicles or outdoor equipment.

PROPERTY LOCATION

Dickens Heath is a vibrant and highly desirable semi-rural village, combining modern convenience with picturesque surroundings. The village centre, which this property overlooks, is the heart of the community. On your doorstep there are cosy cafes, welcoming restaurants and bars, beauty salons, health and wellness centres, and essential conveniences such as a supermarket, pharmacy, opticians and GP and dentist surgeries. The village is close to both primary and secondary schools with excellent reputations for academic achievement and extra-curricular programmes, making it an ideal setting for families prioritising quality education. Dickens Heath is in the catchment for Alcester and Stratford Grammar schools, Solihull School and Eversfield Prep and has its own primary school. Additionally, its community-focused atmosphere, village hall, library and youth club contribute to a supportive environment for local children. For leisure, there are beautiful walking trails, canals, parks and nearby countryside, as well as a local nature reserve. With excellent transport links to Birmingham and Stratford-upon-Avon (via its own railway station, Whitlocks End), Solihull town centre and the M42 and M40 motorways, Dickens Heath combines a tranquil village lifestyle with easy access to urban conveniences, ideal for families and professionals alike.

Council Tax band: F

Tenure: Freehold





- Four Bedroom Detached Family Home
- Set On A Quiet Road
- Short Distance To All Local Amenities
- Two Spacious Reception Rooms
- Fitted Kitchen / Diner
- Principal Bedroom With Ensuite
- Low Maintenance Rear Garden
- Driveway & Single Garage

HALLWAY

WC

LOUNGE

19' 3" x 11' 1" (5.87m x 3.38m)

DINING/PLAYROOM

11' 6" x 9' 11" (3.51m x 3.02m)

KITCHEN/DINER

14' 1" x 10' 8" (4.29m x 3.25m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 1" x 11' 1" (4.60m x 3.38m)

ENSUITE

BEDROOM TWO

11' 6" x 10' 11" (3.51m x 3.33m)

BEDROOM THREE

9' 3" x 7' 10" (2.82m x 2.39m)

BEDROOM FOUR

8' 8" x 7' 4" (2.64m x 2.24m)

BATHROOM

TOTAL SQUARE FOOTAGE

116.0 sq.m (1249 sq.ft) approx.



OUTSIDE THE PROPERTY

SEPARATE GARAGE

LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services – mains water, gas, electricity and sewers.

Broadband – FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

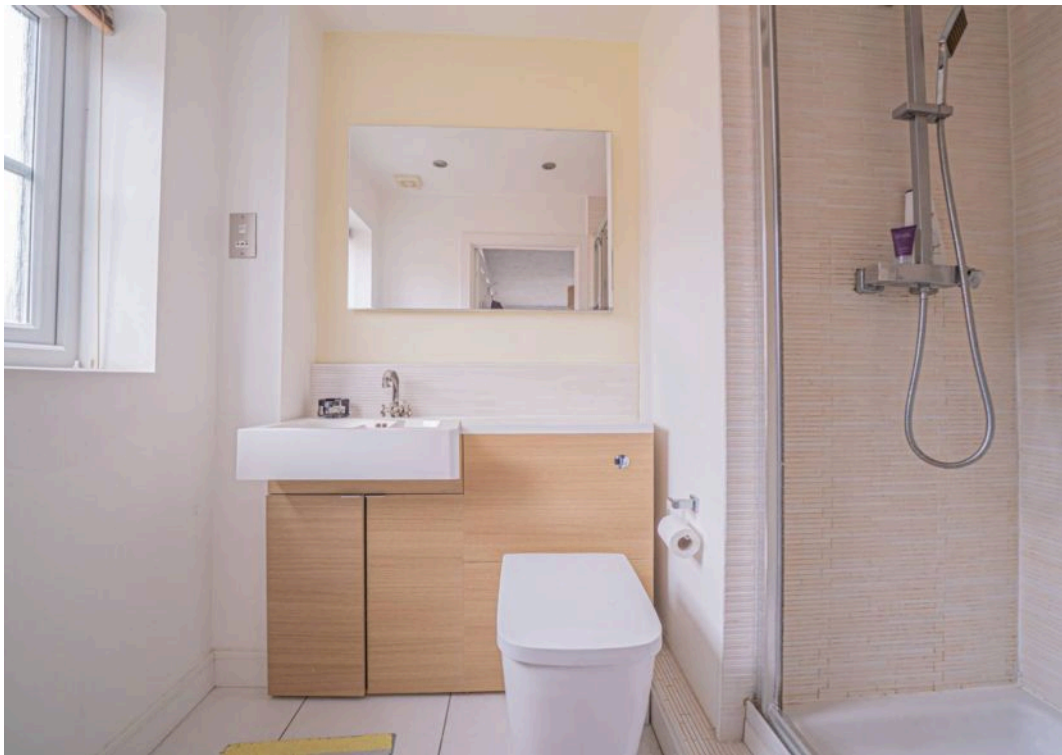
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

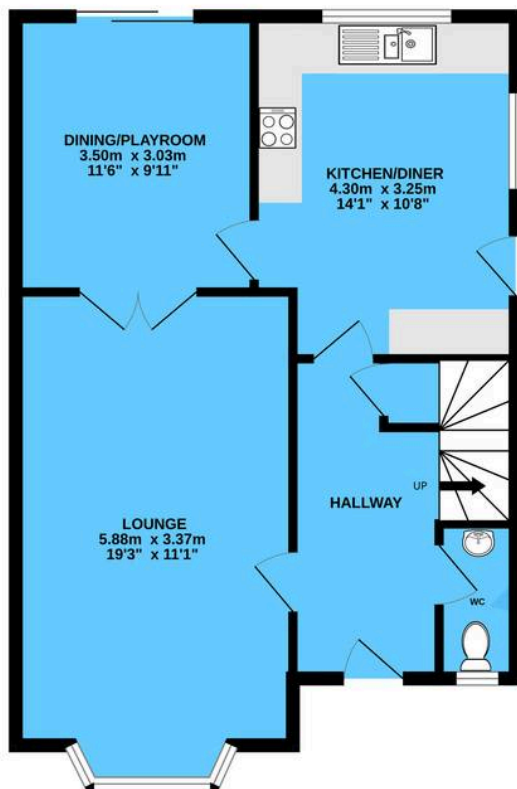
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

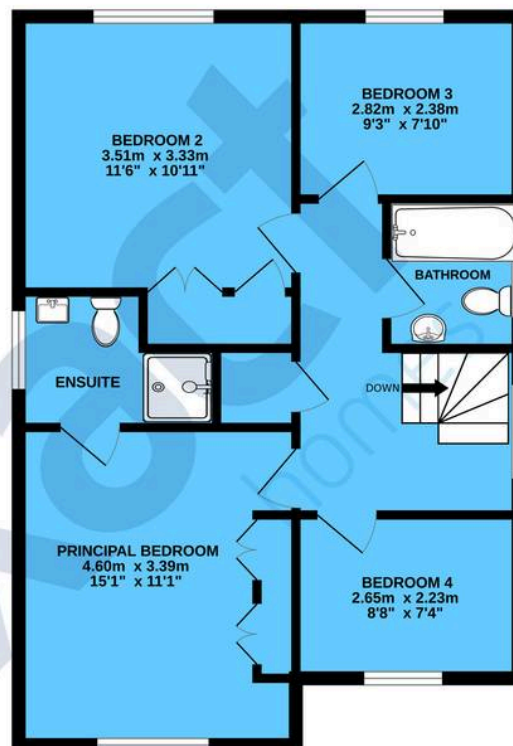
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



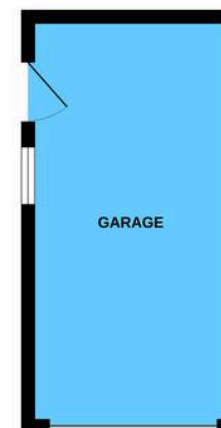
GROUND FLOOR



1ST FLOOR



GARAGE



TOTAL FLOOR AREA : 116.0 sq.m. (1249 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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