



## Waterside Heights, Shirley

Guide Price £225,000







## PROPERTY OVERVIEW

Presenting a fantastic opportunity to acquire this two-bedroom apartment located in the heart of Dickens Heath. Ideal for first-time buyers or investors, this property boasts a prime location within walking distance to all local amenities and shops. Upon entering, you are welcomed by a generously-sized entrance hallway leading into the central open plan living and dining area. The heart of the property, this space features a spacious kitchen complete with fully integrated appliances. The two bedrooms offer ample space, with the principal bedroom boasting fitted wardrobes, a dressing area, and an en-suite bathroom. An additional family bathroom serves the remaining areas of the apartment. The apartment benefits from lift access to all floors, ensuring convenience and accessibility. With its modern features, convenient location, and versatile layout, this property presents a fantastic opportunity to settle in a vibrant community or to secure a promising investment. Schedule a viewing today to fully appreciate the potential of this charming property.



- Spacious Two Bedroom Apartment
- Ideal For First-Time Buyers Or Investors
- Open Plan Living / Dining Room
- Fitted Kitchen With Integrated Appliances
- Principal Bedroom With En-Suite & Dressing Area
- Family Bathroom
- Allocated Parking
- Lift Access To All Floors





#### 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: C

Tenure: Leasehold



#### **ENTRANCE HALLWAY**

#### **LIVING/DINING ROOM**

19' 9" x 15' 6" (6.02m x 4.72m)

#### **KITCHEN**

11' 1" x 6' 6" (3.38m x 1.98m)

#### **PRINCIPAL BEDROOM**

12' 1" x 11' 5" (3.68m x 3.48m)

#### **DRESSING AREA**

7' 0" x 3' 9" (2.13m x 1.14m)

#### **ENSUITE**

6' 11" x 5' 2" (2.11m x 1.57m)

#### **BEDROOM TWO**

12' 3" x 7' 7" (3.73m x 2.31m)

#### **BATHROOM**

7' 3" x 6' 1" (2.21m x 1.85m)

#### **TOTAL SQUARE FOOTAGE**

80.1 sq.m (862 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **ALLOCATED PARKING**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all blinds and light fittings and fitted wardrobes in one bedroom.





#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Service charge - TBC. Ground rent - £202 pa.

#### **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.

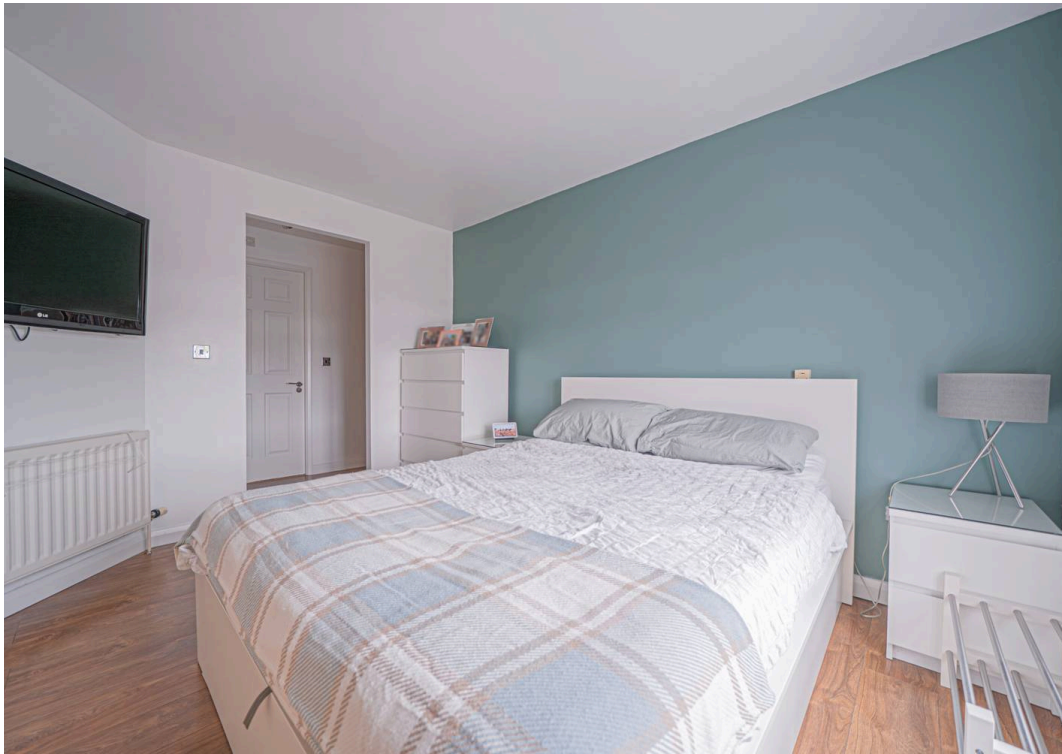
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

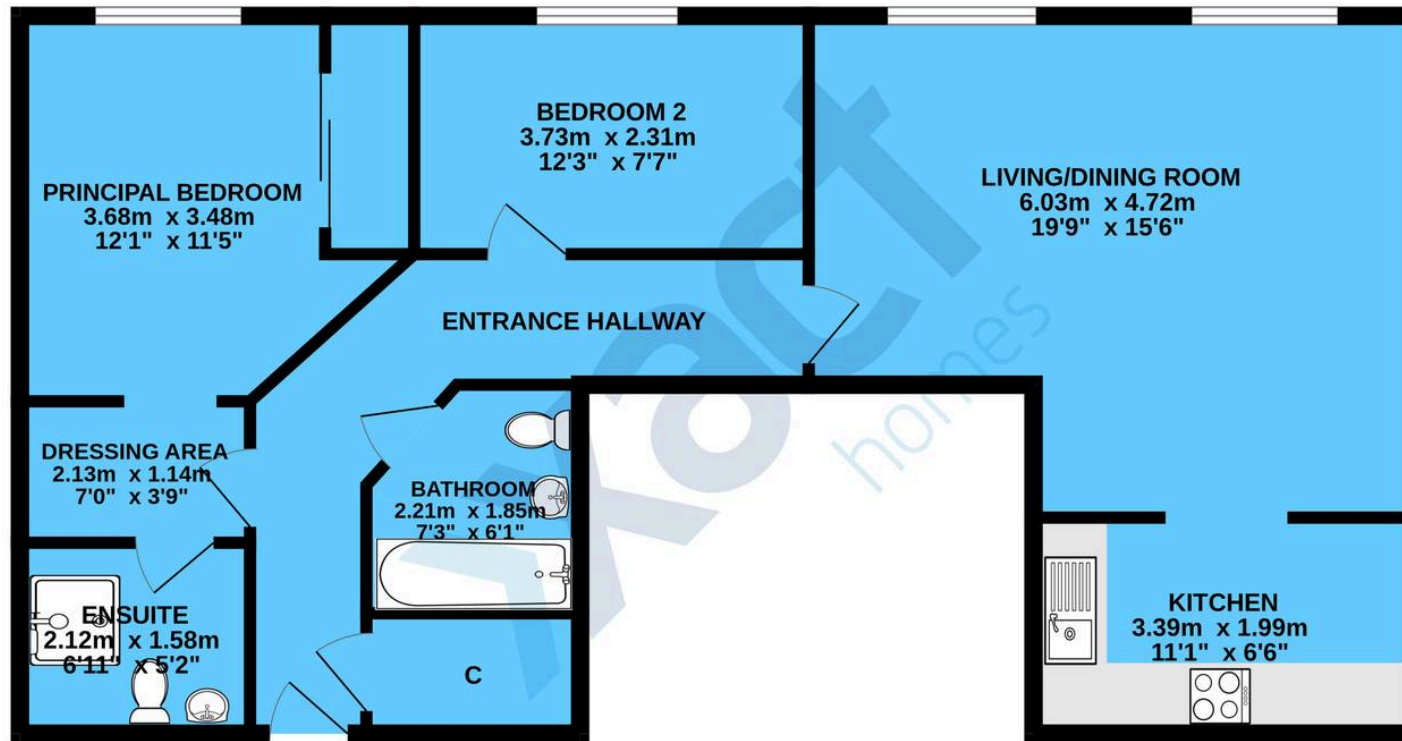
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







## APARTMENT



TOTAL FLOOR AREA : 80.1 sq.m. (862 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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# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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