



Hensborough, Dickens Heath

Guide Price £525,000





PROPERTY OVERVIEW

Set in the heart of Dickens Heath, this impressive four-bedroom detached property is a rare find, offered to the market with NO UPWARD CHAIN. Perfectly located within walking distance to all local amenities, this home presents a unique opportunity for discerning buyers. Nestled on a large plot, the property boasts a generously sized private garden, providing a peaceful sanctuary in a sought-after location.

As you enter through the spacious hallway, the ground floor offers a large fitted kitchen/diner with views of the rear garden and a practical utility room. The dual aspect living room features double doors opening onto a large decking area, seamlessly blending indoor and outdoor living. A versatile dining room adds to the functionality of the layout and could also serve as a playroom or home office.





Upstairs, four well-proportioned bedrooms are serviced by a family bathroom, with the principal bedroom comprising fitted wardrobes and an ensuite shower room for added convenience.

The outdoor space of the property is equally impressive, featuring a large rear garden that provides ample opportunity for outdoor activities and relaxation. A detached double garage with a home office at the rear adds further appeal. The property also benefits from a driveway, offering parking for multiple vehicles, making it ideal for families or those who enjoy entertaining.

Don't miss out on this fantastic opportunity to own a spacious and versatile home in a prime location.

- Four Bedroom Detached Family Home
- Rare Opportunity With NO UPWARD CHAIN
- Set In The Heart Of Dickens Heath
- Set On A Unique & Large Plot
- Walking Distance To All Local Amenities
- Spacious Kitchen / Diner
- Two Large Reception Rooms
- Principal Bedroom With Ensuite
- Large Private Rear Garden With Decking Area
- Detached Double Garage With Attached Spacious Home Office / Gym





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



ENTRANCE HALLWAY

WC

LIVING ROOM

19' 0" x 11' 4" (5.78m x 3.45m)

DINING ROOM

11' 3" x 9' 0" (3.44m x 2.74m)

KITCHEN / DINER

11' 3" x 9' 5" (3.43m x 2.88m)

UTILITY ROOM

6' 2" x 6' 1" (1.88m x 1.86m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 8" x 10' 1" (3.25m x 3.08m)

ENSUITE

8' 7" x 3' 4" (2.61m x 1.01m)

BEDROOM TWO

11' 8" x 8' 9" (3.55m x 2.66m)

BEDROOM THREE

11' 8" x 7' 3" (3.55m x 2.20m)

BEDROOM FOUR

11' 7" x 6' 9" (3.54m x 2.05m)

BATHROOM

8' 8" x 6' 5" (2.63m x 1.95m)

OUTSIDE THE PROPERTY

OFFICE / GARDEN ROOM

13' 11" x 9' 7" (4.23m x 2.92m)

GARAGE

18' 2" x 16' 5" (5.53m x 5.00m)

TOTAL SQUARE FOOTAGE

147.4 sq.m (1587 sq.ft) approx.



DRIVEWAY PARKING

GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all four bedrooms and a 2021 car charging point.

ADDITIONAL INFORMATION

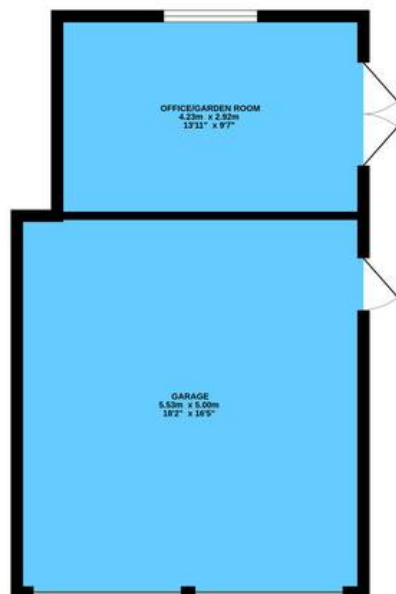
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

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.



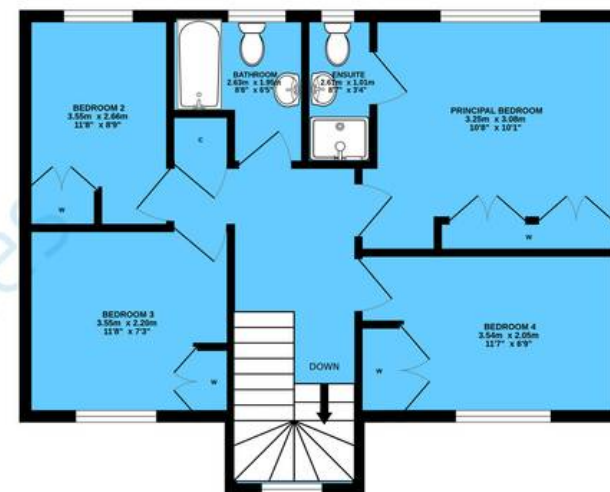
OUTBUILDINGS



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 147.4 sq.m. (1587 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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