



Ledwell, Shirley SOLIHULL





Property Description

Four-bedroom detached town house in the heart of Dickens Heath. Complete with double garage this property exudes character from the moment you step inside. You are instantly welcomed into a light and airy hallway that encompasses a guest W/C and cloakroom, the hallway leads off to a downstairs reception room and through to the open plan kitchen/dining area. First floor features a large reception room facing the rear of the property and the first of four bedrooms – complimented by an ensuite. Second floor features three bedrooms all generous in size with the main bedroom on this floor benefitting from an ensuite. The rear garden is private with an area to the side aspect that is perfect for entertaining guests and is slabbed in part and finished with artificial grass.

Cloakroom

Cloakroom area.

Study

12' 3" x 9' 7" (3.73m x 2.92m)
Central heating radiator.

Lounge

11' 8" x 16' 2" (3.56m x 4.93m)
Two double glazed windows to rear elevation.

Kitchen

11' 9" x 16' 10" (3.58m x 5.13m)
Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, built in hob, gas oven, fridge freezer, spotlights and central heating radiator.

Utility Room

8' 8" x 4' 3" (2.64m x 1.30m)
Sink with drainer unit, space and plumbing for washing machine.

Landing

Loft access.

Bedroom One

14' 8" x 9' 3" (4.47m x 2.82m)

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

En-Suite

Double glazed obscure window to front elevation, shower cubicle, W.C and wash hand basin.

Bedroom Two

12' 11" x 11' 4" (3.94m x 3.45m)

Double glazed window to front elevation and central heating radiator.

En-Suite

Double glazed obscure window to front elevation, shower cubicle, W.C and wash hand basin with vanity storage.

Bedroom Three

12' 10" x 8' 9" (3.91m x 2.67m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

12' 2" x 6' 10" (3.71m x 2.08m)

Double glazed window to rear elevation and central heating radiator.

Family Bathroom

Bath, W.C, wash hand basin and central heating radiator.

Ground Floor W.C

W.C, wash hand basin and central heating radiator.

Rear Garden

Slabbed patio area, astro turf, fencing to boundaries and outbuilding.

Outbuilding

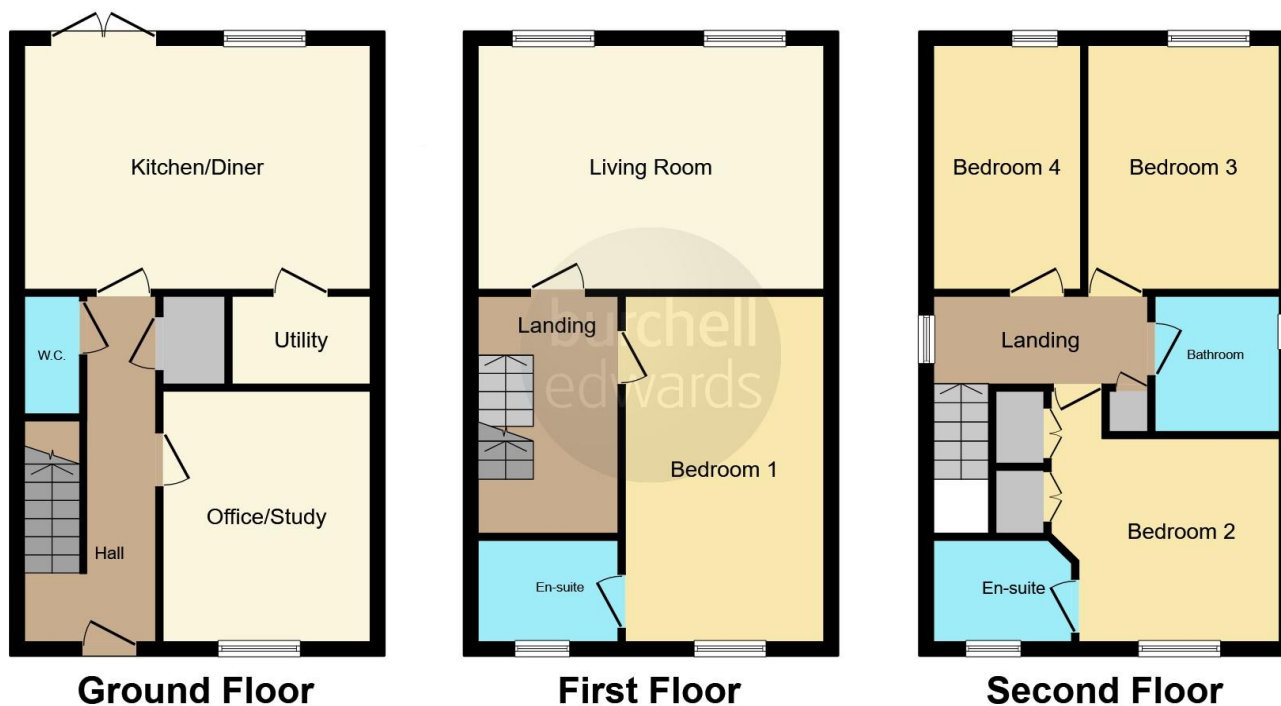
17' 4" x 16' 10" (5.28m x 5.13m)

Power.









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To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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