



Dewberry Road, Tidbury Green, Solihull

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edwards



Dewberry Road, Tidbury Green, Solihull, B90 1UH

for sale  
£300,000



### Property Description

Discover this beautifully presented two-bedroom modern home, less than 10 years old and ideally situated under a mile from Wythall Train Station, providing direct links into Birmingham City Centre-perfect for commuters seeking convenience without compromising on lifestyle.

Set in a desirable position overlooking an attractive green, this contemporary property offers both style and practicality. To the front, you will find off-road parking complete with an electric car charging point, catering perfectly to modern living.

Inside, the welcoming living room leads through to a convenient downstairs WC and a spacious kitchen-diner, thoughtfully designed for both cooking and entertaining. French doors open onto the landscaped rear garden, featuring a charming garden room-ideal as a home office, studio, or relaxing retreat.

Upstairs, the property offers two well-proportioned bedrooms and a sleek family bathroom, making it an excellent choice for first-time buyers, downsizers, or investors.

Positioned within walking distance of excellent transport links and the highly regarded Tidbury Green School, this home provides the perfect blend of comfort, connectivity, and community.

A superb opportunity to secure a turnkey property in a sought-after location. Early viewing is highly recommended.

### Entrance Hallway

Composite door to front elevation and central heating radiator.

### Guest W.C

W.C, wash hand basin, tiling to splash prone areas, heated towel rail.

### Lounge

14' 5" x 8' 9" plus recess ( 4.39m x 2.67m plus recess )

Double glazed window to front elevation, central heating radiator and stairs to first floor accommodation.

### Kitchen

13' 1" x 11' ( 3.99m x 3.35m )

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, electric oven, gas hob, space for appliances, spotlights and central heating radiator.

## Landing

Loft access via hatch and storage cupboard.

## Bedroom One

8' 11" x 13' 2" ( 2.72m x 4.01m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

7' 11" into recess x 13' 2" ( 2.41m into recess x 4.01m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

W.C, wash hand basin, bath with shower over, spotlights, heated towel rail, fully tiled walls and flooring.

## Front Garden

Driveway providing off road parking and electric vehicle charging point.

## Rear Garden

Patio area, astro turf, summerhouse and fencing to all boundaries.

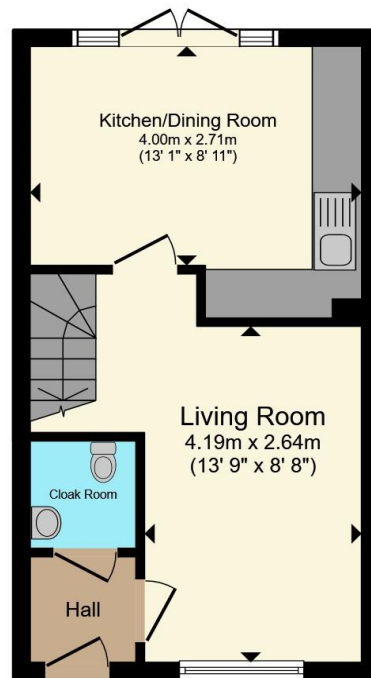




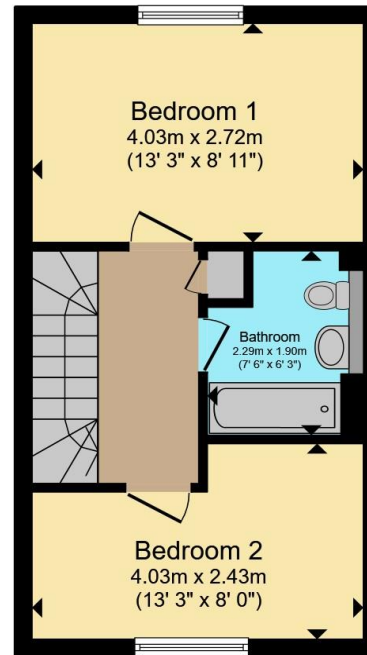








**Ground Floor**



**First Floor**

Total floor area 61.6 m<sup>2</sup> (663 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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