



14 Ladys Hall Lane

Dickens Heath, B90 1FQ

Andrew Grant

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4 Bedrooms 3 Bathrooms 2 Reception Rooms

Immaculately presented three-storey home with a stunning open-plan kitchen extension, landscaped garden and garage, tucked away on a quiet cul-de-sac.

- Modern family home arranged over three floors
- Striking open-plan kitchen/dining/living space with island and skylights
- Landscaped rear garden with paved terrace, pergola and lawn
- Generous driveway and separate single garage for multiple vehicles
- Quiet residential setting in popular Shirley close to amenities and travel links

This attractive double-fronted home occupies a prominent corner plot within a small cul-de-sac. Thoughtfully extended and beautifully maintained, it now offers versatile living across three levels. The ground floor centres around a contemporary kitchen/dining/living space opening on to a landscaped garden. A separate bay-fronted reception room provides a calm retreat. Four double bedrooms, a principal en suite and two further bathrooms ensure flexibility for family life. A driveway and separate single garage complete the picture.

1596 sq ft (148.4 sq m)





The kitchen

Forming the heart of the home, the kitchen has been designed with both everyday living and entertaining in mind. A substantial central island provides additional preparation space and informal seating, while sleek handleless cabinetry and integrated appliances create a streamlined finish. Skylights above and wide glazed doors to the rear enhance the sense of openness, and the layout flows naturally into the adjoining dining and sitting areas.







The living and dining area

Extending across the rear of the property, the dining area creates an inviting setting for family meals and social occasions. The sitting area provides a relaxed everyday living space at the centre of the extension. Skylights overhead and expansive glazing across the rear elevation create a bright atmosphere, while the open arrangement encourages interaction between cooking, dining and relaxation areas.







The living room

Providing a separate reception space away from the open plan accommodation, the living room offers a comfortable setting for quieter evenings and formal entertaining. Dual-aspect bay windows form an attractive focal point and overlook the front and side of the property, while the generous proportions allow for a variety of furniture layouts.





The utility and cloakroom

Positioned off the kitchen and supporting the practical demands of daily life, the utility room provides additional work surface space, fitted storage and room for laundry appliances. A door leads directly outside, making it useful for household tasks and garden access. From the entrance hall, the cloakroom is fitted with a wash basin and WC, offering convenient facilities for guests.





The primary bedroom

Occupying a prominent position on the first floor, the principal bedroom is a spacious double room designed for comfort and relaxation. Fitted wardrobes within a handy dressing area provide extensive storage, helping to maintain a clean and uncluttered feel throughout the room. An outlook to the front and direct access to the en suite complete this well-appointed principal suite.



The primary en suite

Serving the principal bedroom, the en suite is fitted with a contemporary suite including a glazed shower enclosure, wash basin and WC. Neutral tiling and a heated towel rail contribute to the clean and practical finish, while a window provides ventilation and natural light.



The second bedroom

Positioned on the first floor, the second bedroom is another generous double room offering flexibility for a variety of uses. The proportions comfortably accommodate bedroom furniture while still allowing space for study or home working arrangements.



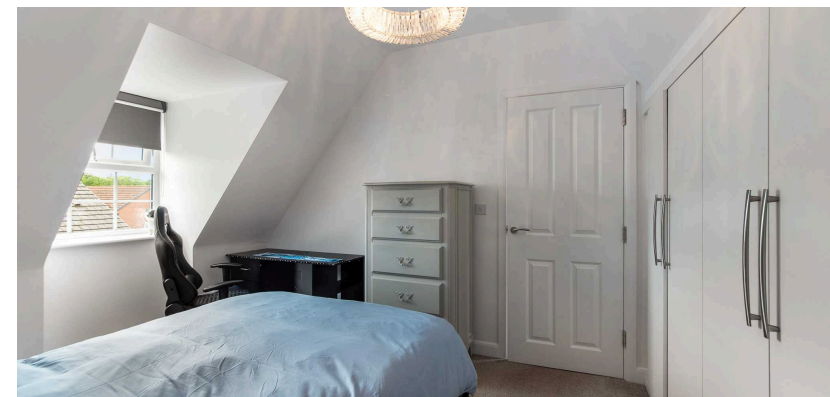
The second floor landing

Connecting the upper floor accommodation, the landing provides access to the two top floor bedrooms and shower room. A Velux window introduces natural light into the space, while the layout allows room for a study area alongside built-in storage, creating a useful work from home environment away from the main living accommodation.



The third bedroom

Located on the top floor, the third bedroom is a well-proportioned double room with character created by the sloping ceiling and dormer style window arrangement. The room offers excellent versatility for family members or guests and benefits from built-in wardrobes and easy access to the adjacent shower room.





The fourth bedroom

Also situated on the second floor, the fourth bedroom provides further double bedroom accommodation. The room combines practical floor space with the character of the roofline, making it suitable for a range of living arrangements.



The second floor shower room

Serving the upper floor accommodation, this shower room is fitted with a glazed shower enclosure, wash basin and WC. A Velux window draws light into the room, while contemporary tiling and a heated towel rail provide a smart and practical finish.



The bathroom

Serving the first floor bedrooms, the family bathroom is fitted with a contemporary white suite comprising a panelled bath, pedestal wash basin and WC. A wide wall mirror enhances the sense of space, while the frosted window provides privacy and natural light.



The garden

Positioned to the rear of the home, the garden has been attractively landscaped to create a pleasant outdoor setting. A generous paved terrace adjoins the house and provides space for seating and entertaining, while the lawn is framed by mature planting and established borders. A pergola covered with climbing greenery creates an additional seating area, adding further interest and enjoyment throughout the seasons.





The driveway and parking

Located to the side of the property, the driveway provides off road parking for multiple vehicles and leads directly to the single garage. The arrangement offers practicality for family living while also providing useful storage and workshop potential.

Location

Shirley is a thriving suburb of Solihull with a wide choice of shops, supermarkets, cafés and leisure facilities. Residents enjoy access to parks and open spaces, including the nearby Stratford Road retail and dining hub. Excellent road links connect the area to Birmingham, Solihull and the national motorway network, and there are local rail services from nearby stations. A number of well-regarded schools and nurseries serve the community, making this a popular area for families.

Services

The property benefits from mains gas, electricity, water and drainage.

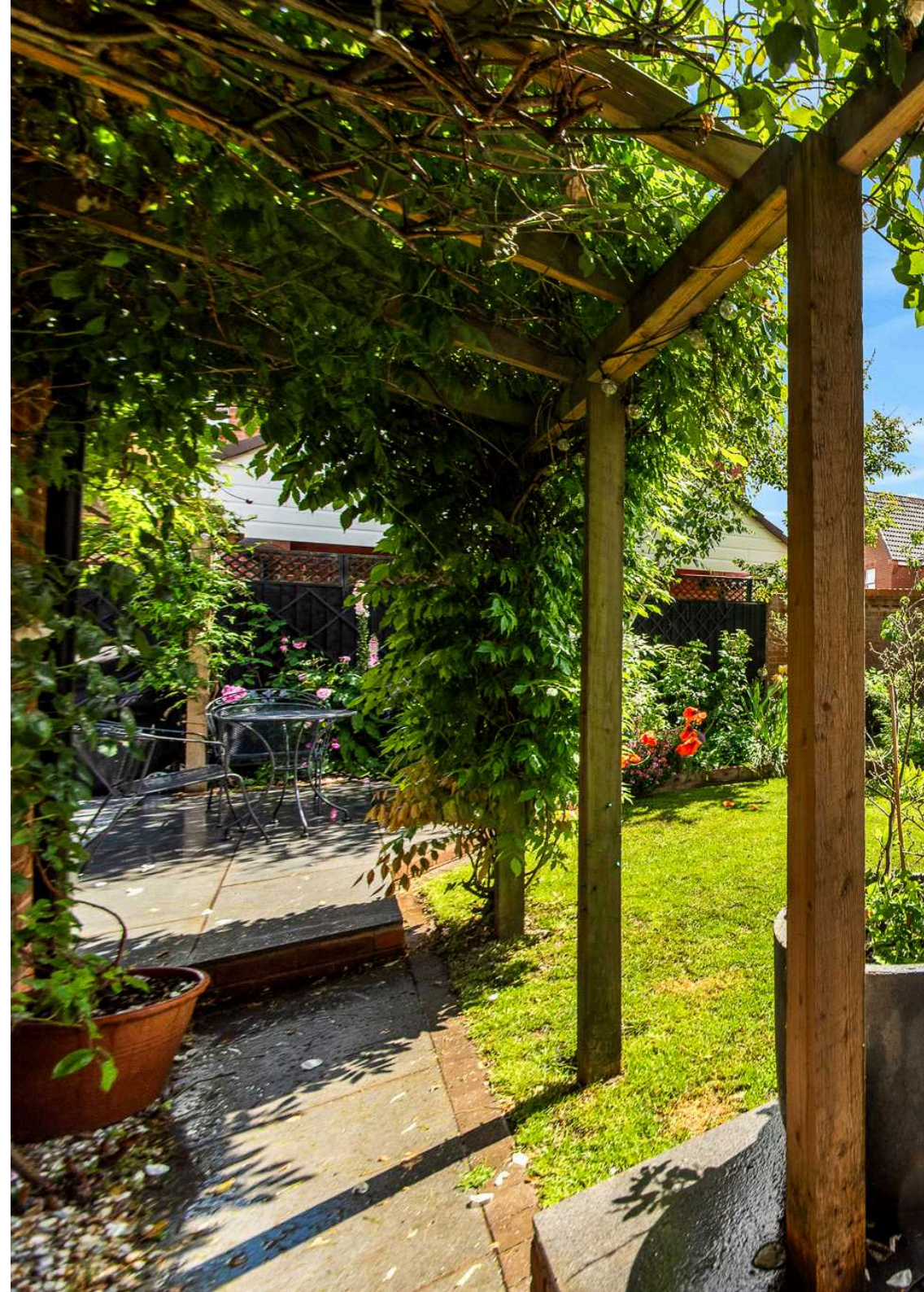
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band F



Ladys Hall Lane

Approximate Gross Internal Area


Ground Floor = 67.5 sq m / 726 sq ft

First Floor = 46.4 sq m / 499 sq ft

Second Floor = 34.5 sq m / 371 sq ft

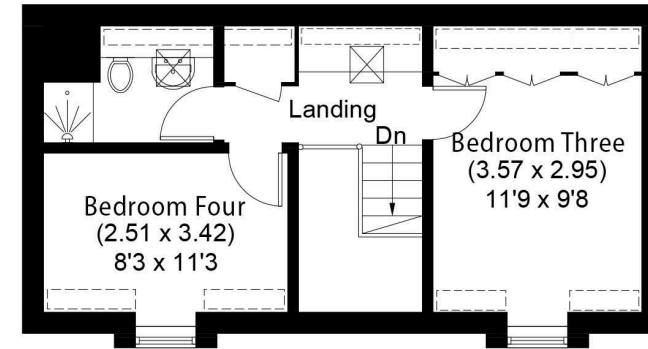
Garage = 13.7 sq m / 147 sq ft

Total = 162.1 sq m / 1743 sq ft

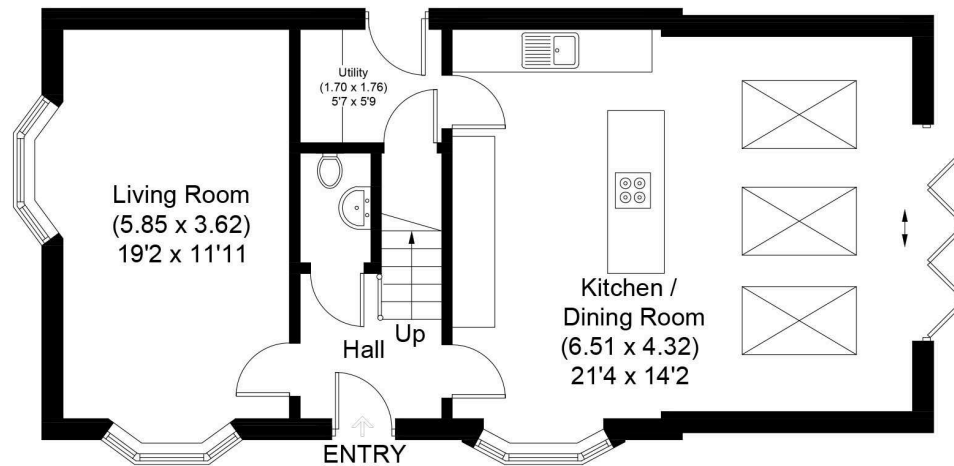
 = Reduced headroom below 1.5m / 5'0"



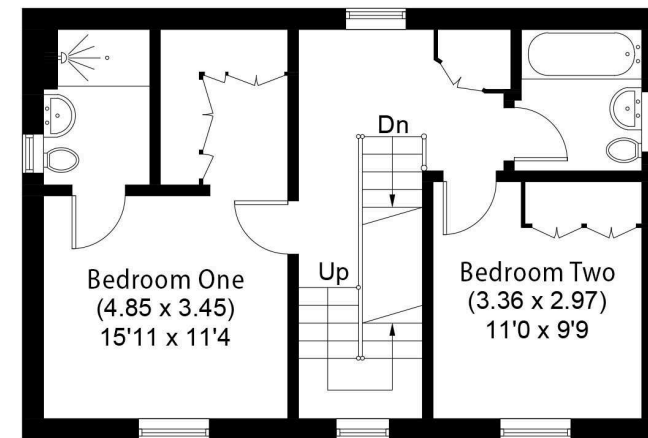
(Not Shown In Actual
Location / Orientation)



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com