



**Main Street, Shirley**

Guide Price £199,950





## PROPERTY OVERVIEW

This spacious three bedroom apartment, set on the second floor of a well-maintained development in the heart of Dickens Heath, presents a fantastic opportunity for first time buyers and investors alike. The property is ideally positioned close to all local amenities, shops and restaurants, offering the convenience of village living with everything you need just moments away. Access to all floors is provided by a lift, ensuring ease and comfort for residents and guests. Upon entering, you are greeted by a generous entrance hallway that leads into the impressive open plan kitchen/living and dining room (perfect for both relaxing and entertaining). The kitchen area is well equipped with ample storage, seamlessly blending into the bright and airy living space. There are three generously sized bedrooms, including two large doubles that offer plenty of room for furnishings and storage, as well as a versatile single bedroom which could serve as a guest room, nursery or home office. All bedrooms are served via a large family bathroom. The property further benefits from ample off road parking in a secure car park, providing peace of mind for residents and visitors. With its superb location, spacious layout and practical features, this apartment is a must-see for those seeking a modern home or a sound investment in a thriving community.



## 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



- Three Bedroom Second Floor Apartment
- Great Location In The Heart Of Dickens Heath
- Walking Distance To All Local Shops & Restaurants
- Open Plan Kitchen / Living & Dining Room
- Three Generously Sized & Versatile Bedrooms
- Large Family Bathroom
- Off Road Parking & Lift Access To All Floors
- Ideal For First-Time Buyers Or Investors

**ENTRANCE HALL**

5' 10" x 6' 1" (1.78m x 1.85m)

**HALLWAY**

16' 4" x 4' 4" (4.99m x 1.32m)

**LIVING & DINING ROOM**

13' 3" x 13' 7" (4.05m x 4.13m)

**KITCHEN**

9' 3" x 6' 9" (2.83m x 2.06m)

**BEDROOM ONE**

9' 1" x 14' 10" (2.77m x 4.52m)

**BEDROOM TWO**

8' 0" x 15' 11" (2.45m x 4.86m)

**BEDROOM THREE**

9' 2" x 6' 1" (2.79m x 1.86m)

**BATHROOM**

8' 6" x 6' 0" (2.58m x 1.84m)

**TOTAL SQUARE FOOTAGE**

75.0 sq.m (810 sq.ft) approx.

**OUTSIDE THE PROPERTY****OFF ROAD PARKING****ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, Extractor, Washer/Dryer, Some carpets, All light fittings and Fitted wardrobes in one bedroom.



### **ADDITIONAL INFORMATION**

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).

Service charge – £2,462.44 pa. Ground rent – £202.02 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.

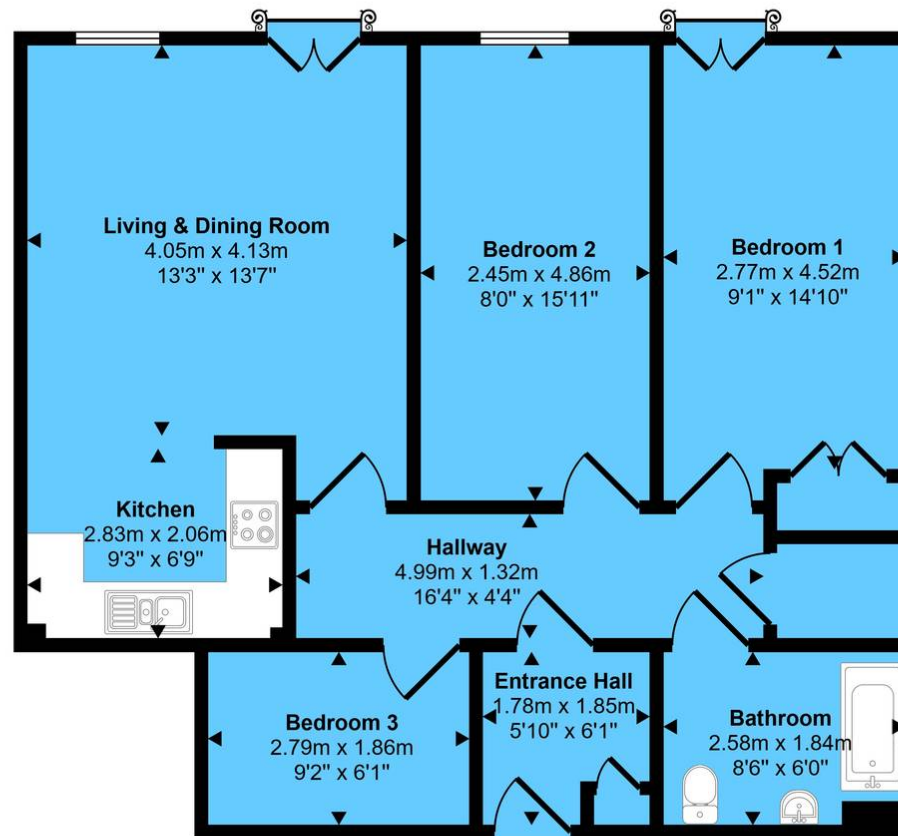
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



Approx Gross Internal Area  
75 sq m / 810 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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