

## Beech Lane, Shirley, Solihull, B90 1FW

Offers Over £400,000

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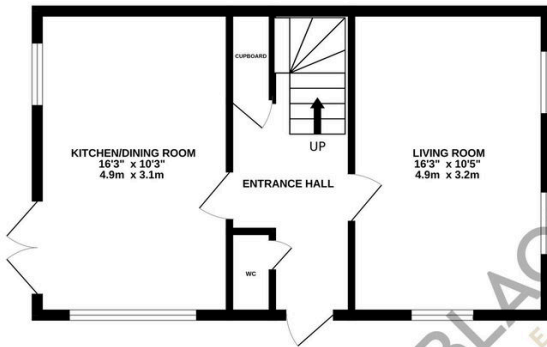


**Stylish Three Bedroom Semi-Detached Home with En Suite, Garage and Private Garden – Prime Dickens Heath Location**

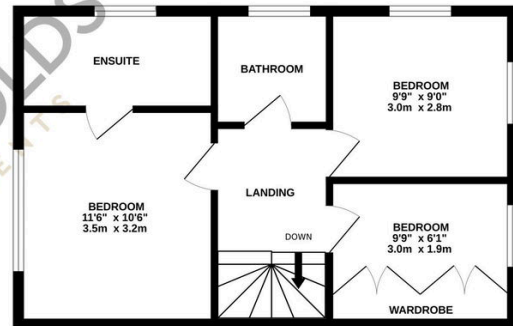
## Key Features

- Beautifully presented three-bedroom semi-detached home
- Modern fitted kitchen and dining area – perfect for family living
- Contemporary family bathroom and ground floor WC
- Off-road parking and single garage
- Close to local shops, restaurants, and scenic canal walks
- Spacious living room with plenty of natural light
- Principal bedroom with en suite shower room
- Well-maintained rear garden ideal for entertaining
- Situated in the heart of the sought-after Dickens Heath village
- Excellent transport links to Solihull, Shirley, and the M42 motorway

GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) 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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