



Main Street, Shirley Solihull

**burchell**  
edwards



### Property Description

This is a fantastic one-bedroom property that really packs a punch. You've got a separate, large living area, a seriously spacious kitchen that's perfect for whipping up a feast, and a generous bedroom. Plus, there's a lovely, good-sized balcony area - imagine enjoying your morning coffee or evening drink out there!

The location is just unbeatable. You're right in the heart of Dickens Heath, with all the shops, restaurants, and transport links you could ask for. You are also super close to great schools. This property offers a brilliant lifestyle in a sought-after spot. Don't miss out!

### Lounge

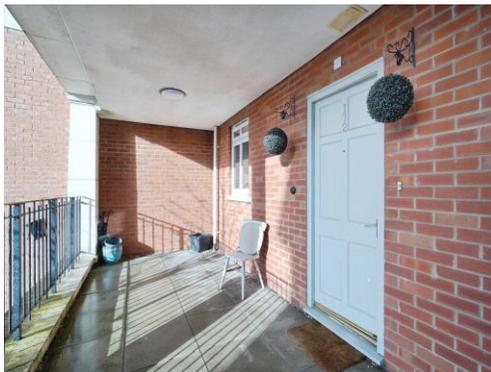
double glazed window to rear

### Kitchen

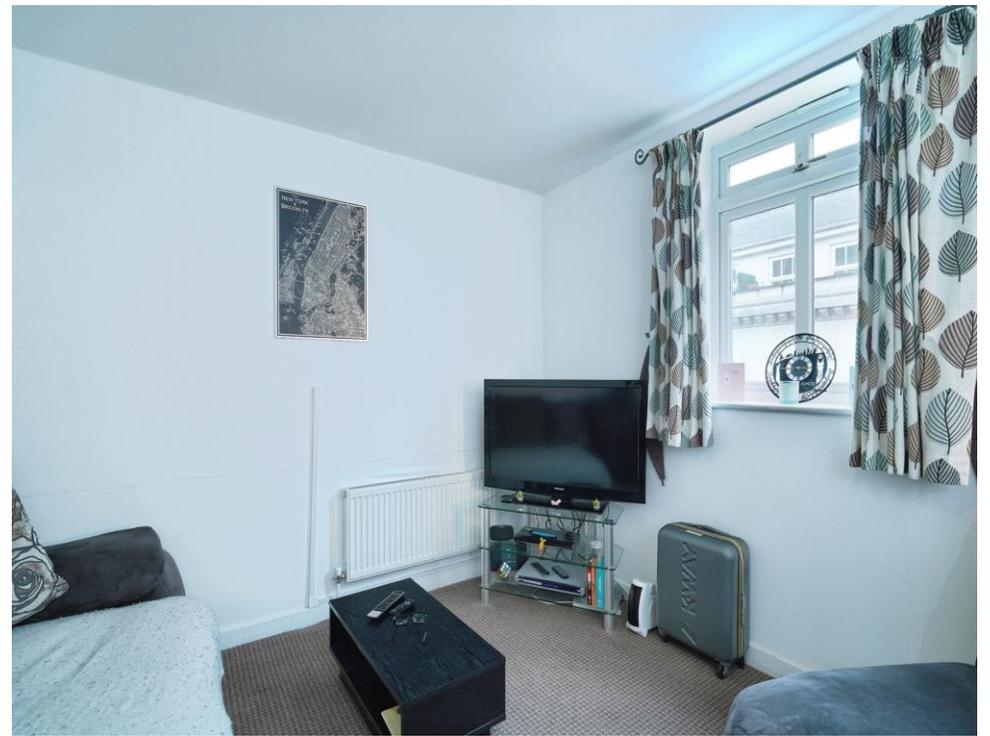
kitchen comprising of a range of wall and base units, sink and drainer, oven with hob and extractor fan overhead. Tiled floor and tiled back splash

### Bedroom One

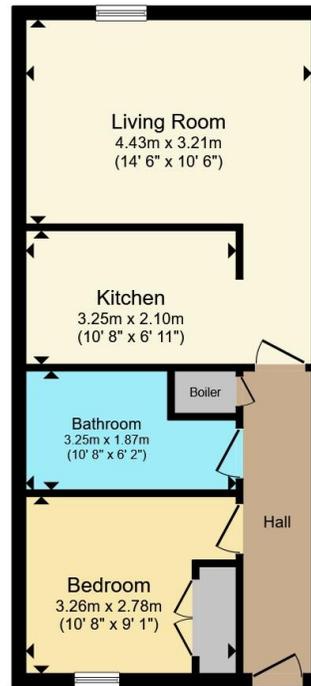
double glazed window to front, built in storage and radiator.











## Floor Plan

Total floor area 45.4 m<sup>2</sup> (489 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: C Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

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.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SHI209004 - 0002