

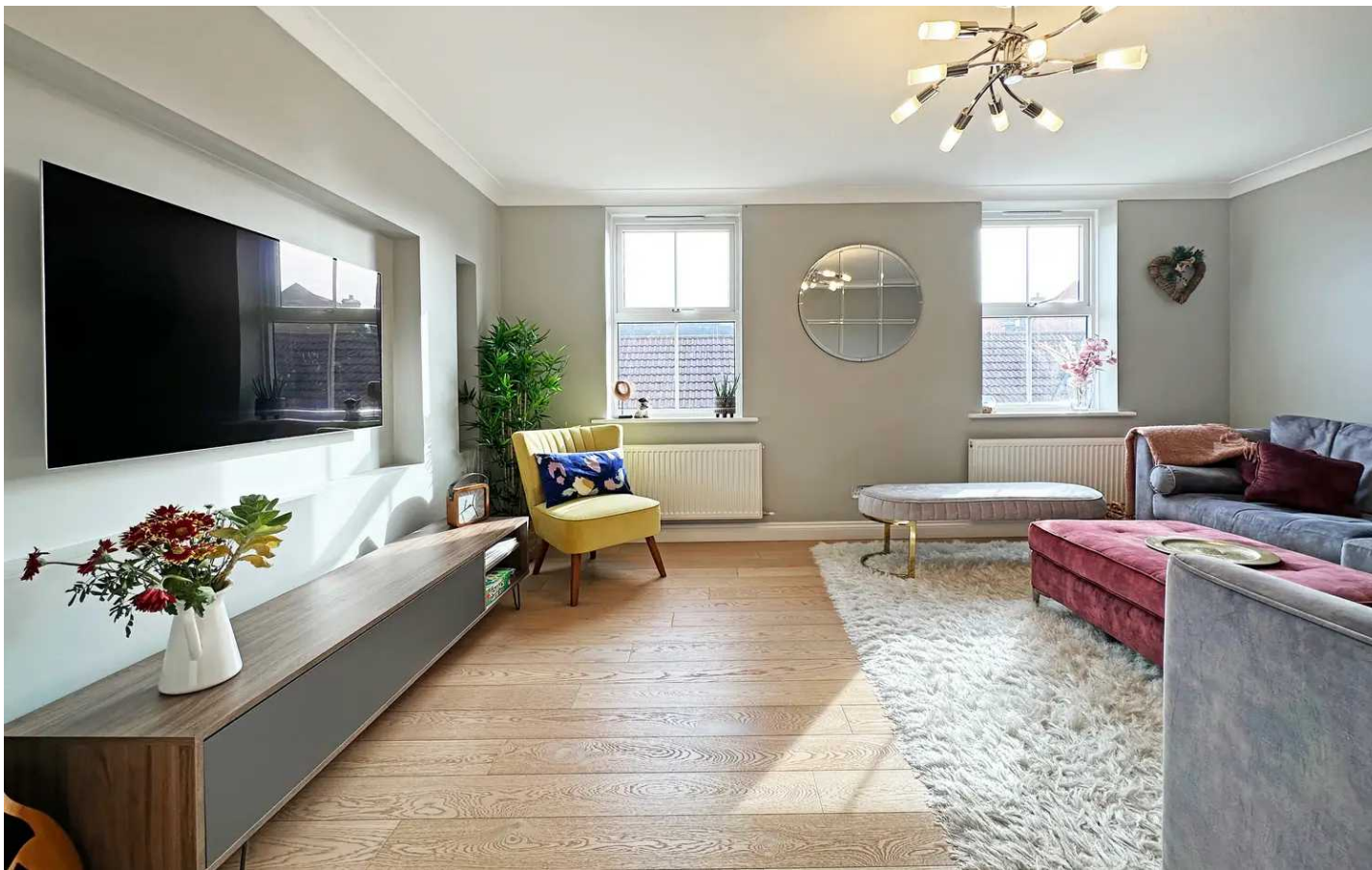


# Old Dickens Heath Road, Shirley

Guide Price £475,000







#### PROPERTY OVERVIEW

Situated in the heart of Dickens Heath Village, a fantastic opportunity to purchase this immaculate four bedroom modern three storey Town House which must be viewed internally to be appreciated. This property is being immaculately maintained throughout and benefits from: gas central heating, double glazing and has the added attraction of a double garage with parking to the rear. The accommodation briefly comprises of: entrance hall, guest cloakroom, sitting room, breakfast/kitchen, laundry/utility room, living room, four bedrooms, two ensuites, family bathroom, double garage, a South East facing easy maintained garden and additional two parking spaces directly to the rear.

#### PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium.







Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford Upon Avon.

Council Tax band: E

Tenure: Leasehold

- Modern Four Bedroom Town House
- Views Over The Village Green
- Immaculately Maintained
- Easy Walking Distance Of Local Shops And Restaurants
- Sitting Room
- Breakfast/Kitchen
- Two Ensuites
- Double Garage
- South East Facing Garden



## ENTRANCE HALL

### CLOAKROOM

5' 3" x 2' 11" (1.60m x 0.90m)

### FAMILY ROOM

14' 1" x 9' 2" (4.30m x 2.80m)

### BREAKFAST/KITCHEN

16' 1" x 11' 10" (4.90m x 3.60m)

### LAUNDRY/UTILITY ROOM

5' 11" x 5' 3" (1.80m x 1.60m)

## FIRST FLOOR

### SITTING ROOM

15' 5" x 11' 10" (4.70m x 3.60m)

### BEDROOM ONE

18' 1" x 9' 6" (5.50m x 2.90m)

### ENSUITE

7' 7" x 4' 11" (2.30m x 1.50m)

## SECOND FLOOR

### BEDROOM TWO

12' 6" x 9' 2" (3.80m x 2.80m)

### ENSUITE

9' 2" x 3' 3" (2.80m x 1.00m)

### BEDROOM THREE

13' 5" x 9' 2" (4.10m x 2.80m)

### BEDROOM FOUR

9' 6" x 6' 3" (2.90m x 1.90m)

### BATHROOM

6' 7" x 6' 3" (2.00m x 1.90m)







#### **OUTSIDE THE PROPERTY**

##### **DOUBLE GARAGE**

17' 5" x 16' 5" (5.30m x 5.00m)

##### **TOTAL SQUARE FOOTAGE**

158.3 sq.m (1704 sq.ft) approx.

##### **SOUTH EAST FACING GARDEN**

##### **ITEMS INCLUDED IN THE SALE**

Integrated oven (x2), integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one and two, and electric garage door.

##### **ADDITIONAL INFORMATION**

Services: water meter, main gas, electricity and mains sewers. Broadband: BT. Ground Rent: £110.00 p.a

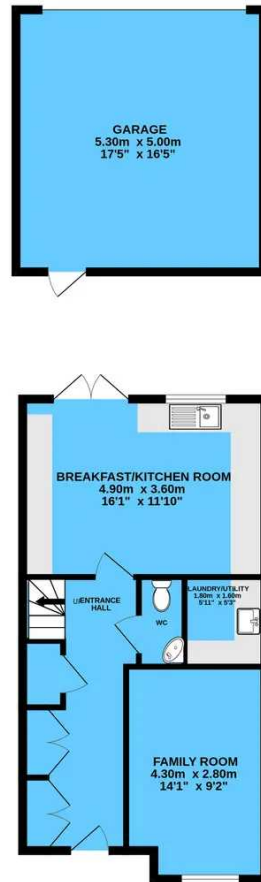
##### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

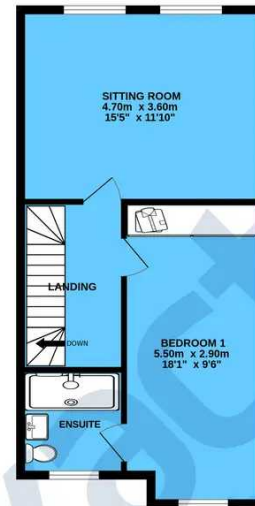




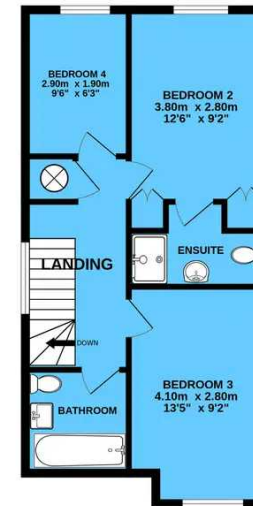
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 158.3 sq.m. (1704 sq.ft.) 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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