



## Birchy Close, Shirley

Guide Price £975,000



## Birchy Close

Shirley, Solihull

### PROPERTY OVERVIEW

Situated in a most sought after location, a fantastic opportunity to purchase this immaculate four/five bedroom detached situated on this sought after private road in Dickens Heath and which is located within the Tudor Grange Academy catchment area. This property offers spacious family accommodation, benefits from gas central heating, double glazing and briefly comprises of: enclosed porch, entrance hall, guest cloakroom, study, large living room with inglenook fireplace, family room/fifth bedroom, ensuite shower room, luxury fitted kitchen / dining room with bi fold doors leading out to the west facing garden, four double bedrooms, Jack and Jill ensuite shower room, family bathroom, double garage and a private garden.

Council Tax band: G

Tenure: Freehold

- Sought After Location
- Spacious Five Bedroom Detached House
- Private Road
- Immaculately Maintained Throughout
- Lounge
- Luxury Fitted Kitchen / Dining Room
- Study
- Three Bathrooms
- Double Garage
- Private Rear Garden





## PROPERTY LOCATION

Dickens Heath is a delightful and highly popular village located in a semi rural setting. It offers modern contemporary accommodation with a superb range of family homes and apartments. The village centre is the heart of the community served by shops, restaurants, cafes, offices, a medical surgery, dentist, library, village hall and green, and the local primary school. It is set within commuter access of the M42 and M40 motorways and benefits from easy access to the amenities provided in Shirley, Solihull, Birmingham City centre (via Whitlocks End railway station) and Stratford Upon Avon.

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

16' 7" x 15' 5" (5.05m x 4.70m)

### PRIVATE WEST FACING GARDEN

### ITEMS INCLUDED IN SALE

AEG integrated oven, AEG integrated hob, Lamona extractor, AEG microwave, AEG dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and an electric garage door.

### ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - boarded with lighting.

### 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.





## **ENCLOSED PORCH**

## **ENTRANCE HALL**

### **WC**

6' 9" x 5' 1" (2.07m x 1.56m)

### **STUDY**

10' 1" x 6' 8" (3.07m x 2.03m)

### **LIVING ROOM**

19' 1" x 15' 10" (5.82m x 4.83m)

### **FAMILY ROOM / FIFTH BEDROOM**

13' 2" x 13' 2" (4.01m x 4.01m)

### **ENSUITE**

9' 10" x 5' 10" (3.00m x 1.77m)

### **KITCHEN / DINING ROOM**

27' 0" x 12' 7" (8.23m x 3.84m)

## **FIRST FLOOR**

### **BEDROOM ONE**

14' 3" x 13' 1" (4.34m x 3.99m)

### **JACK AND JILL ENSUITE SHOWER ROOM**

11' 0" x 7' 3" (3.36m x 2.22m)

### **BEDROOM TWO**

14' 3" x 13' 1" (4.34m x 3.99m)

### **BEDROOM THREE**

13' 1" x 10' 10" (3.99m x 3.30m)

### **BEDROOM FOUR**

13' 2" x 11' 0" (4.01m x 3.35m)

### **BATHROOM**

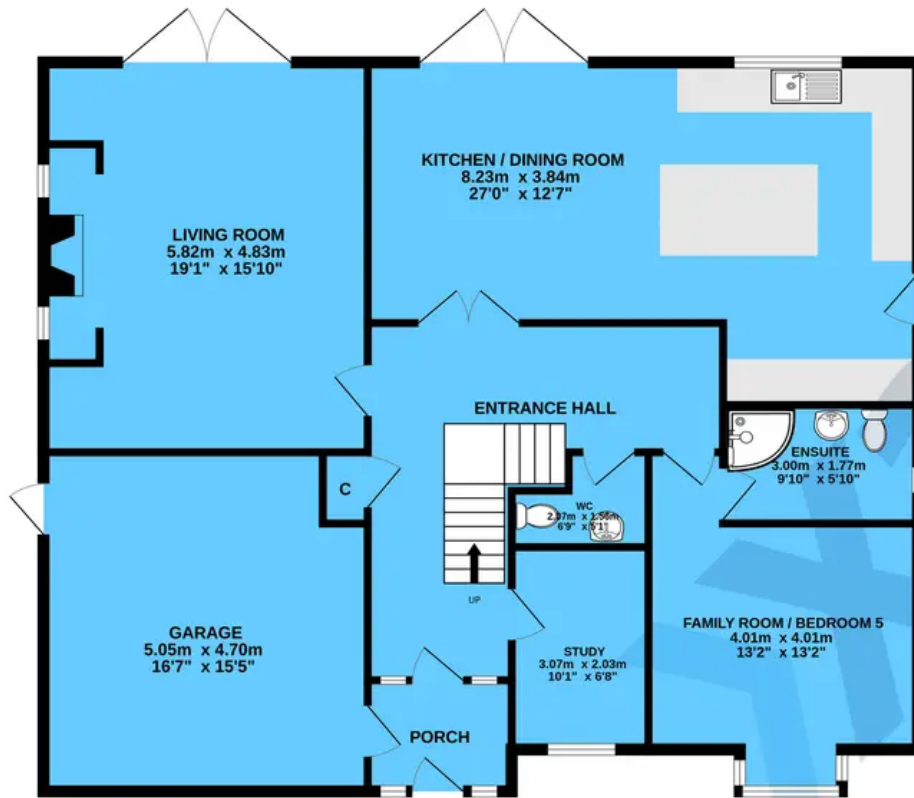
10' 9" x 7' 0" (3.28m x 2.13m)

## **TOTAL SQUARE FOOTAGE**

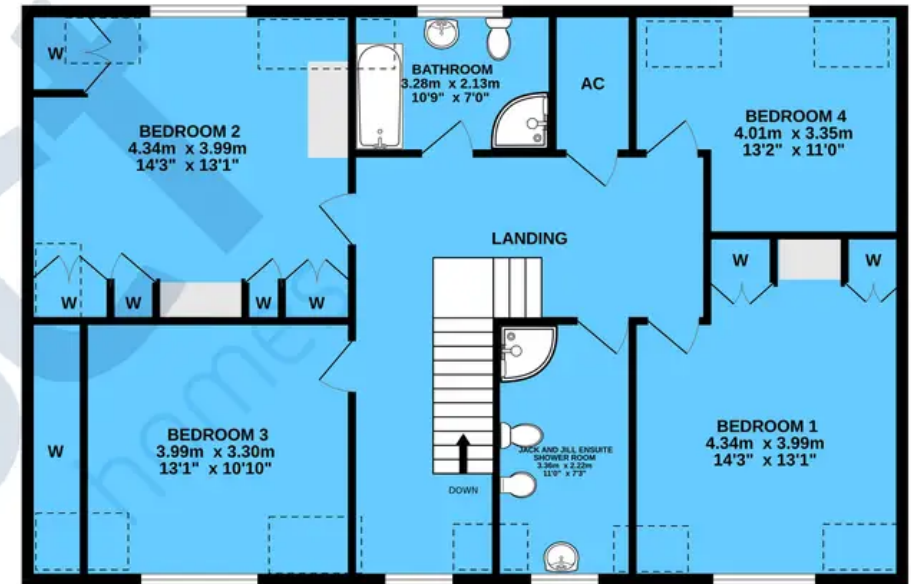
Total floor area: 233.7 sq.m. = 2516 sq.ft. approx.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 233.7 sq.m. (2516 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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**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

