



Dykens Way, Shirley

Guide Price £365,000

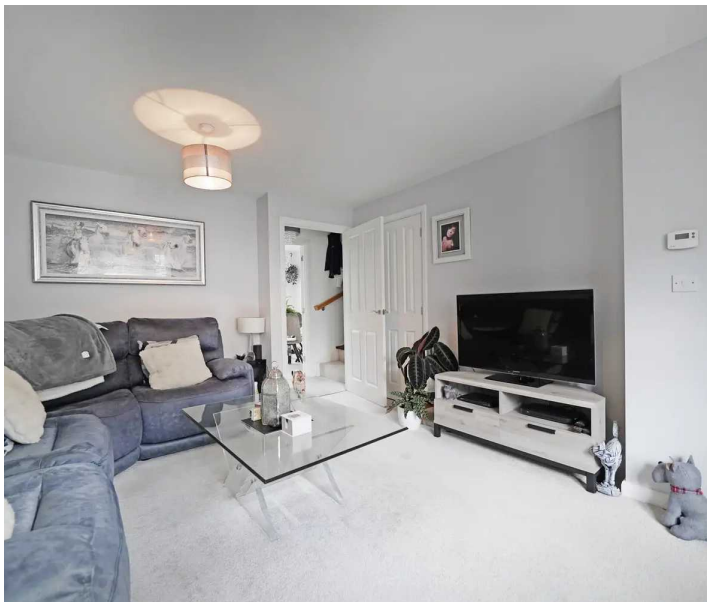




PROPERTY OVERVIEW

Set on a quiet road in the desirable Dickens Heath neighbourhood, this immaculately presented three-bedroom end-terrace property is a prime example of modern family living. Upon entering, you are welcomed by an entrance hallway with a guest cloakroom. The ground floor boasts a charming living room and an open plan kitchen/diner, offering views of the rear garden and flooding the space with natural light.

Moving upstairs, you will find three well-proportioned bedrooms, including two doubles and a single room perfect for a home office. The principal bedroom benefits from fitted wardrobes and an ensuite, while the remaining bedrooms are served by a family bathroom.

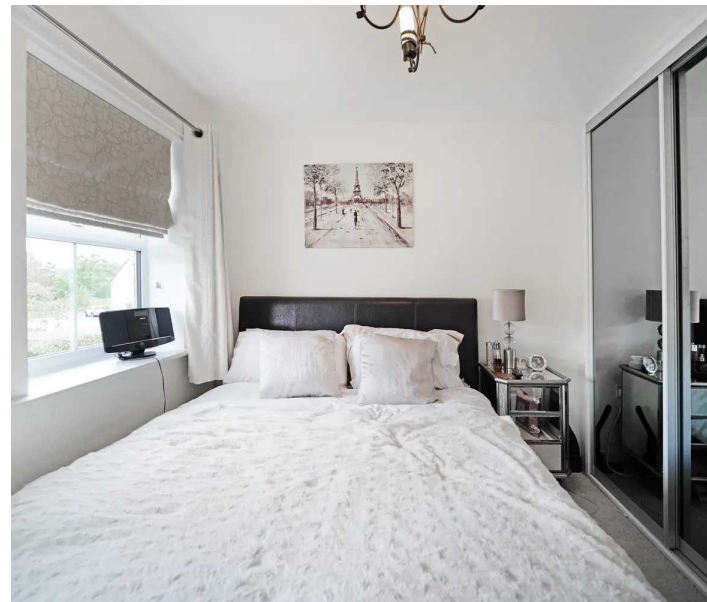


Outside, the property features a large rear garden with a delightful lawn area and patio seating, providing the perfect space for outdoor entertaining. Additionally, there is a detached single garage and parking space in front, adding convenience to this already impressive property. Don't miss this opportunity to make this charming residence your new home.



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: D

Tenure: Freehold

- Three Bedroom End-Terrace Property
- Immaculately Presented Throughout
- Abundance Of Natural Light
- Driveway & Single Garage
- Living Room
- Open Plan Kitchen / Diner
- Principal Bedroom With Ensuite
- Large Rear Garden
- Early Viewing Essential



ENTRANCE HALLWAY

WC

5' 1" x 3' 5" (1.55m x 1.03m)

LIVING ROOM

15' 1" x 11' 9" (4.59m x 3.59m)

KITCHEN / DINER

15' 6" x 10' 10" (4.72m x 3.29m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 8" x 8' 4" (3.26m x 2.55m)

ENSUITE

6' 11" x 4' 6" (2.10m x 1.37m)

BEDROOM TWO

12' 6" x 8' 0" (3.80m x 2.45m)

BEDROOM THREE

7' 7" x 7' 1" (2.30m x 2.17m)

BATHROOM

7' 1" x 5' 11" (2.16m x 1.80m)

TOTAL SQUARE FOOTAGE

Total floor area: 92.2 sq.m. = 992 sq.ft. approx.

OUTSIDE THE PROPERTY

LARGE REAR GARDEN

GARAGE

16' 8" x 9' 2" (5.07m x 2.79m)



**ITEMS INCLUDED IN SALE**

Zanussi integrated oven, AEG integrated hob, extractor, fridge freezer, Hotpoint dishwasher, Leisure washer dryer, tumble dryer, all carpets, and fitted wardrobes in bedroom one.

ADDITIONAL INFORMATION

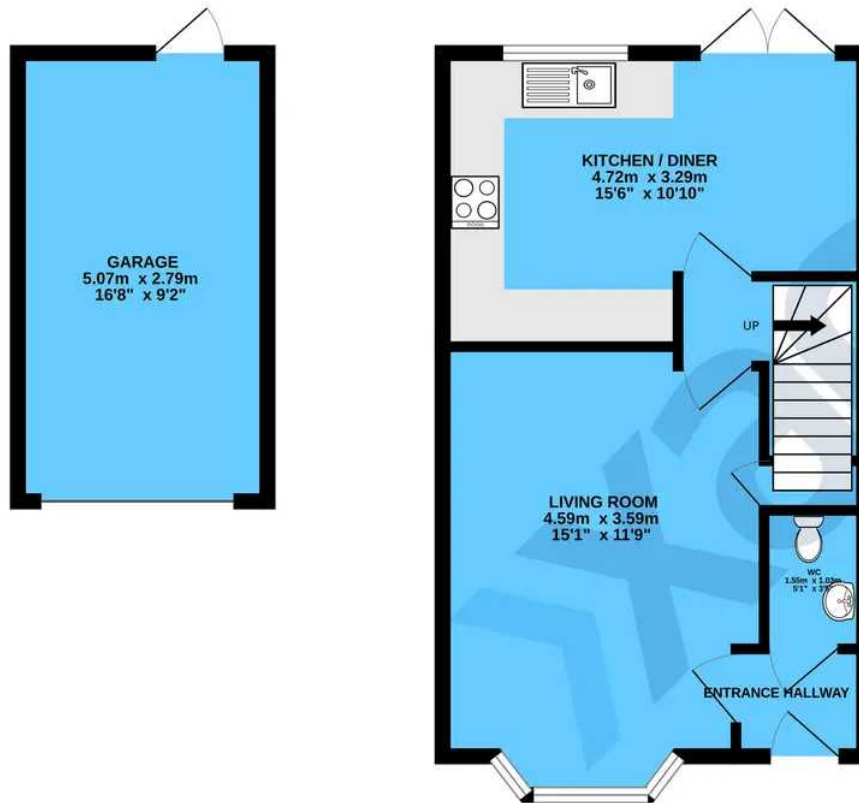
Services - mains gas and electricity. Service charge - £170.00 (pa).

MONEY LAUNDERING REGULATIONS

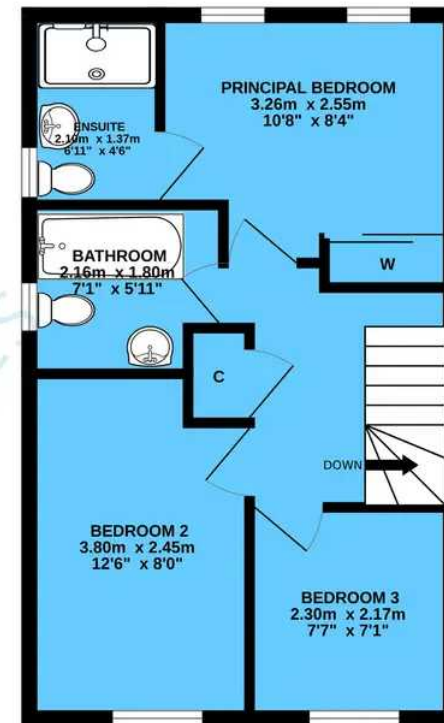
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 92.2 sq.m. (992 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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