



Buckridge Lane, Shirley

Guide Price £835,000







## PROPERTY OVERVIEW

Set in a tranquil cul-de-sac, this stunning four bedroom detached family home has undergone a meticulous refurbishment to the highest standard, showcasing a blend of contemporary elegance and functional design. The property's commanding position exudes a sense of grandeur, welcoming you into a spacious entrance hallway adorned with luxurious Amtico flooring that seamlessly flows through the ground floor accommodation. The heart of the home lies in the impressive open-plan kitchen/dining room, complete with modern integrated appliances, a central island, Quooker tap, and an array of natural light streaming in effortlessly. A delightful dining area within the kitchen adds a touch of sophistication to family meals, while a convenient utility room adjacent to the kitchen offers ample space for white goods and a side door, perfect for families returning from an outdoor adventure or those with furry companions. The ground floor is further enhanced by a generous dual-aspect living room featuring a captivating feature fireplace and media wall, a versatile family room suitable for varied uses such as a formal dining room, a home office, and a convenient downstairs toilet.



Moving upstairs, you will find four generously proportioned bedrooms, with the principal bedroom boasting a walk-in wardrobe, and a contemporary ensuite bathroom with both walk-in shower and bath. The second bedroom also benefits from fitted storage and an ensuite, while the remaining bedrooms are served by a stylish family bathroom. Outside, the property offers a beautifully maintained south-westerly facing rear garden with a spacious decking area ideal for al fresco dining, in addition to an electric veranda providing shelter from the elements. A sizeable driveway and a double garage provide ample parking and storage space, making this property the epitome of refined family living, requiring no further work, ideal for those seeking a seamless transition to their dream home.

- Four Bedroom Detached Family Home
- Meticulous Refurbishment To The Highest Standard
- Set On A Quiet Cul-De-Sac
- Stunning Open Plan Kitchen / Dining Room
- Dual Aspect Living Room
- Home Office & Family Room
- South-Westerly Facing Rear Garden
- Large Driveway & Double Garage
- Principal Bedroom With Ensuite Bathroom & Walk-In Wardrobe







## PROPERTY LOCATION

Dickens Heath is a delightful and highly popular village located in a semi rural setting with canal side walks, nature reserve and country walks. 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. Dickens Heath is also within the catchment for Alcester and Stratford Grammar schools and has access to a range of secondary schools including the private Solihull school and Eversfield. 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.

Council Tax band: G

Tenure: Freehold

## ENTRANCE HALLWAY

14' 2" x 5' 10" (4.32m x 1.78m)

## WC

7' 7" x 3' 8" (2.31m x 1.12m)

## LIVING ROOM

22' 6" x 12' 8" (6.86m x 3.86m)

## FAMILY ROOM

13' 0" x 10' 0" (3.96m x 3.05m)

## HOME OFFICE

9' 4" x 7' 11" (2.84m x 2.41m)

## KITCHEN/DINING ROOM

20' 6" x 12' 3" (6.25m x 3.73m)





**UTILITY ROOM**

8' 4" x 7' 3" (2.54m x 2.21m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

13' 1" x 12' 8" (3.99m x 3.86m)

**WALK IN WARDROBE**

10' 0" x 5' 4" (3.05m x 1.63m)

**ENSUITE**

9' 11" x 5' 5" (3.02m x 1.65m)

**BEDROOM TWO**

12' 11" x 10' 0" (3.94m x 3.05m)

**ENSUITE**

8' 1" x 3' 1" (2.46m x 0.94m)

**BEDROOM THREE**

10' 6" x 9' 6" (3.20m x 2.90m)

**BEDROOM FOUR**

9' 6" x 9' 0" (2.90m x 2.74m)

**BATHROOM**

8' 8" x 5' 8" (2.64m x 1.73m)

**TOTAL SQUARE FOOTAGE**

172 sq.m (1851 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

16' 10" x 16' 7" (5.13m x 5.05m)

**BEAUTIFULLY MAINTAINED REAR GARDEN**



**ITEMS INCLUDED IN THE SALE**

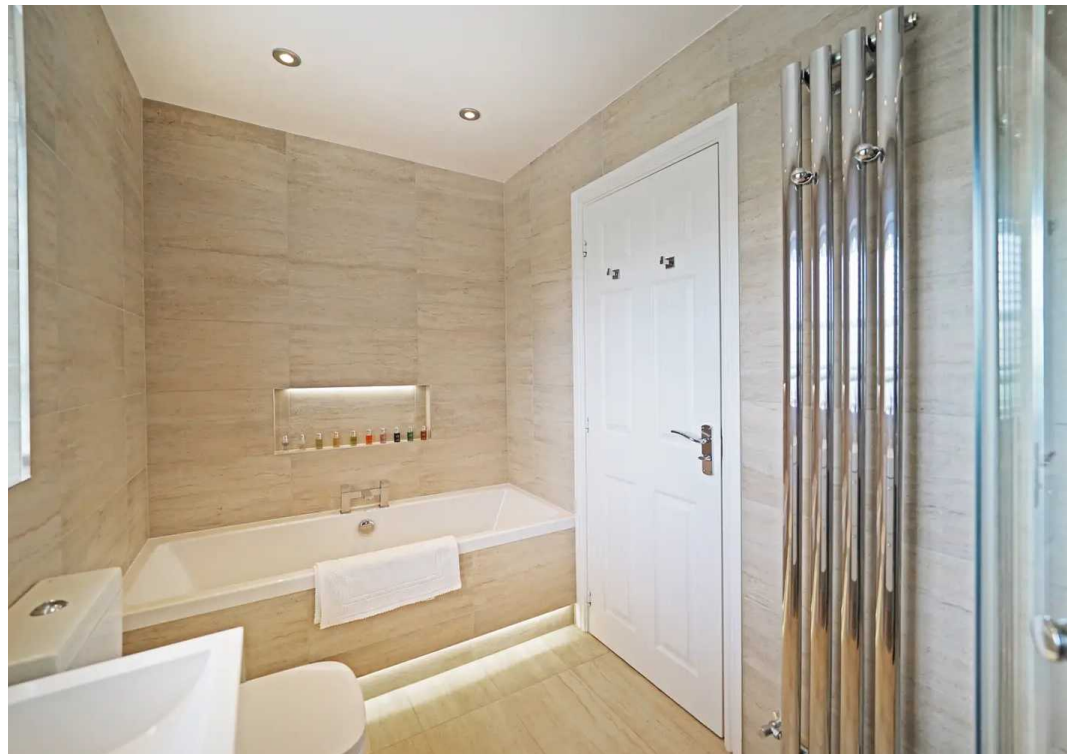
Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets and blinds, underfloor heating, garden shed and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting.

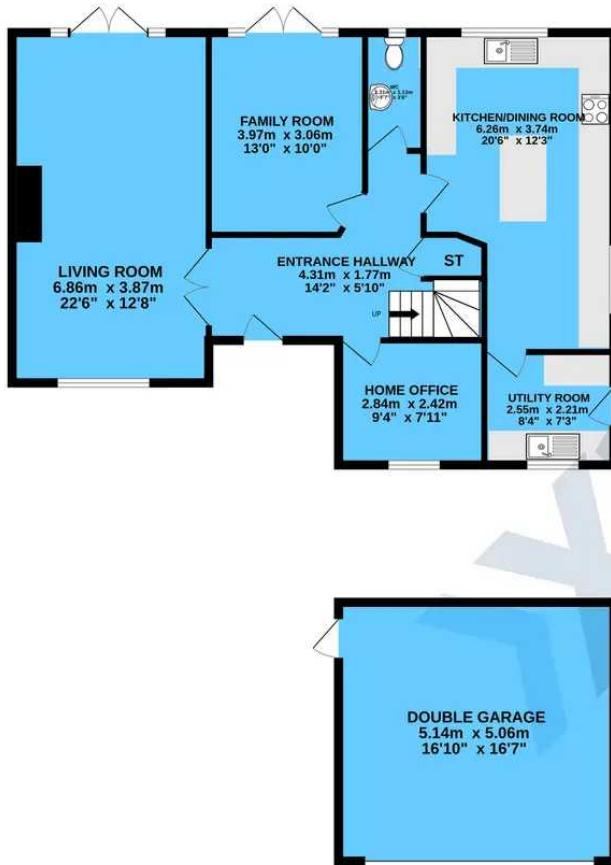
**MONEY LAUNDERING REGULATIONS**

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.

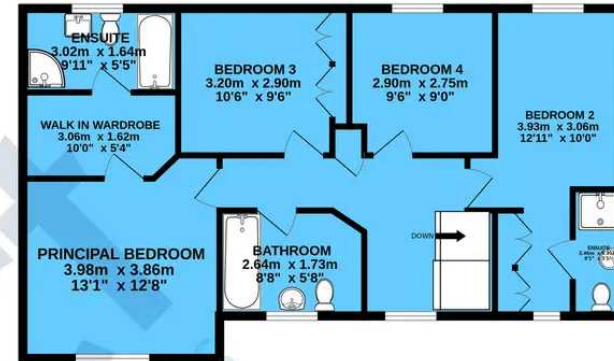




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 172.0 sq.m. (1851 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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