



Brockhurst Lane, Dickens Heath

Guide Price £850,000





PROPERTY OVERVIEW

This delightful four bedroom detached family home is set on a generous corner plot within a quiet and highly sought after cul-de-sac, offering wonderful views over the canal and surrounding countryside.

Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the property. The heart of the home is the thoughtfully extended open plan kitchen/dining and family room, which is bathed in natural light and features ample work surfaces. The cosy family area boasts a superb log burner and enjoys beautiful views out to the rear garden, creating a perfect space for both relaxation and entertaining.

A large living room provides further space for family gatherings, while a versatile reception room, currently used as a home office, offers flexibility for modern lifestyles. Practicality is enhanced by a well-equipped utility room and a convenient guest cloakroom.

Upstairs, an impressive and spacious galleried landing enhances the sense of light and openness on the first floor, creating a striking architectural feature and a wonderful additional space within the home. Four generously sized bedrooms await, with the principal bedroom benefiting from a stylish en-suite and a walk-in wardrobe. The remaining bedrooms are serviced by a contemporary family bathroom, ensuring comfort for all members of the household.



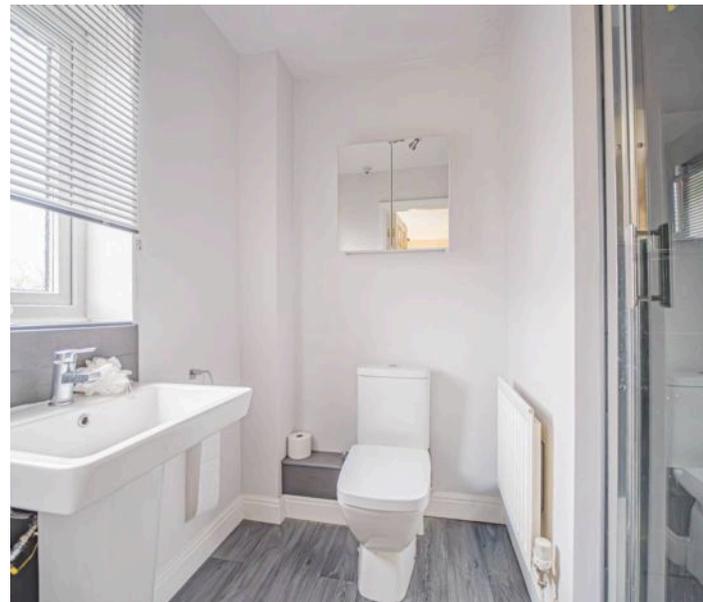


Outside, the property continues to impress with a well maintained and private rear garden, ideal for outdoor dining, play, or simply enjoying the peaceful surroundings while the front of the property features a driveway with parking for two vehicles that leads to a double garage, perfect for secure storage or further parking.

This home truly combines the best of comfortable family living with a stunning setting, making it an exceptional opportunity for those seeking a peaceful yet well-connected location.

PROPERTY LOCATION

Dickens Heath is a vibrant and highly desirable semi-rural village, combining modern convenience with picturesque surroundings. On your doorstep there are cosy cafes, welcoming restaurants and bars, beauty salons, health and wellness centres, and essential conveniences such as a supermarket, pharmacy, opticians and GP and dentist surgeries. The village is close to both primary and secondary schools with excellent reputations for academic achievement and extra-curricular programmes, making it an ideal setting for families prioritising quality education. Dickens Heath is in the catchment for Alcester and Stratford Grammar schools, Solihull School and Eversfield Prep and has its own primary school. Additionally, its community-focused atmosphere, village hall, library and youth club contribute to a supportive environment for local children. For leisure, there are beautiful walking trails, canals, parks and nearby countryside, as well as a local nature reserve. With excellent transport links to Birmingham and Stratford-upon-Avon (via its own railway station, Whitlocks End), Solihull town centre and the M42 and M40 motorways, Dickens Heath combines a tranquil village lifestyle with easy access to urban conveniences, ideal for families and professionals alike.





The nearby 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: G

Tenure: Freehold

- Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac
- Excellent Views Of Canal & Countryside
- Extended Open Plan Kitchen / Dining & Family Room
- Large Living Room & Versatile Home Office
- Impressive And Spacious Galleried Landing
- Four Generously Sized Bedrooms
- Principal Bedroom With En-Suite & Walk-In-Wardrobe
- Well Maintained Private Rear Garden
- Driveway Leading To Large Double Garage



ENTRANCE HALLWAY

WC

LIVING ROOM

12' 10" x 19' 4" (3.92m x 5.89m)

HOME OFFICE

11' 11" x 12' 1" (3.62m x 3.68m)

KITCHEN AREA

14' 1" x 14' 4" (4.30m x 4.38m)

DINING AREA

11' 0" x 9' 11" (3.35m x 3.02m)

FAMILY AREA

13' 5" x 10' 6" (4.10m x 3.20m)

UTILITY

11' 2" x 4' 9" (3.41m x 1.46m)

INTEGRAL DOUBLE GARAGE

17' 9" x 16' 9" (5.42m x 5.11m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 10" x 12' 1" (3.91m x 3.69m)

WALK IN WARDROBE

6' 11" x 7' 3" (2.10m x 2.22m)

ENSUITE

8' 9" x 7' 7" (2.66m x 2.32m)

BEDROOM TWO

11' 0" x 10' 2" (3.35m x 3.11m)

ENSUITE

5' 7" x 6' 9" (1.70m x 2.07m)

BEDROOM THREE

10' 11" x 9' 7" (3.34m x 2.93m)

BEDROOM FOUR

11' 3" x 8' 7" (3.42m x 2.62m)

BATHROOM

7' 7" x 6' 3" (2.30m x 1.90m)

**TOTAL SQUARE FOOTAGE**

217.0 sq.m (2337 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING****WELL MAINTAINED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, underfloor heating, garden shed, electric garage door, all carpets, some curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

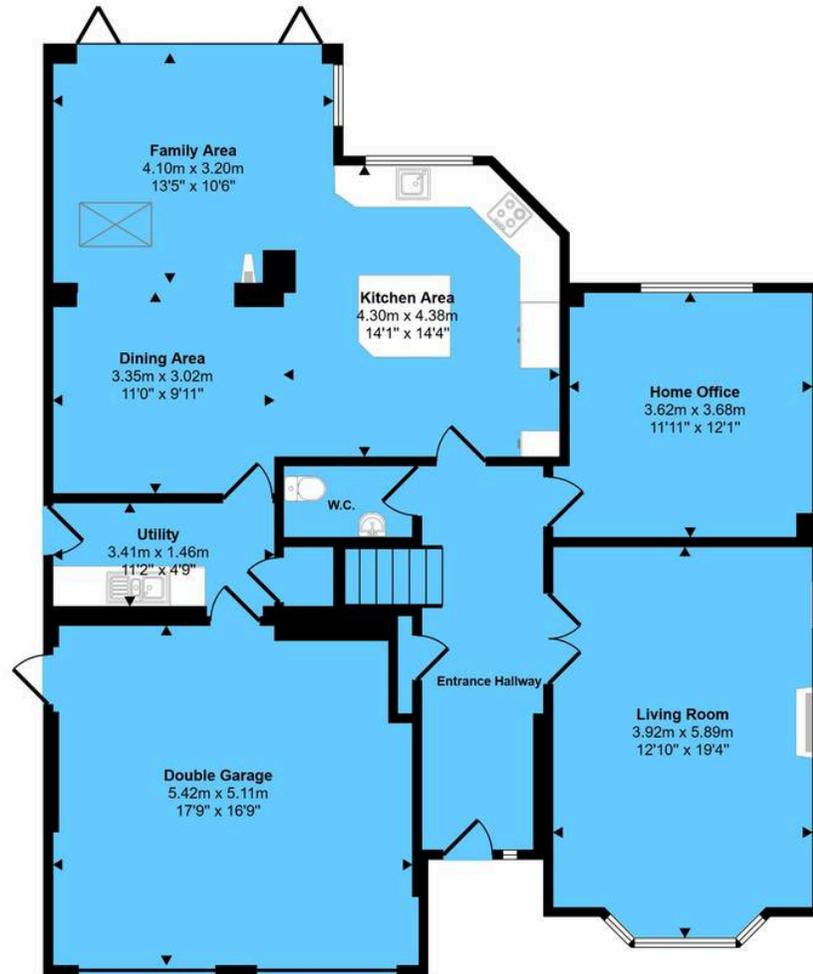
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

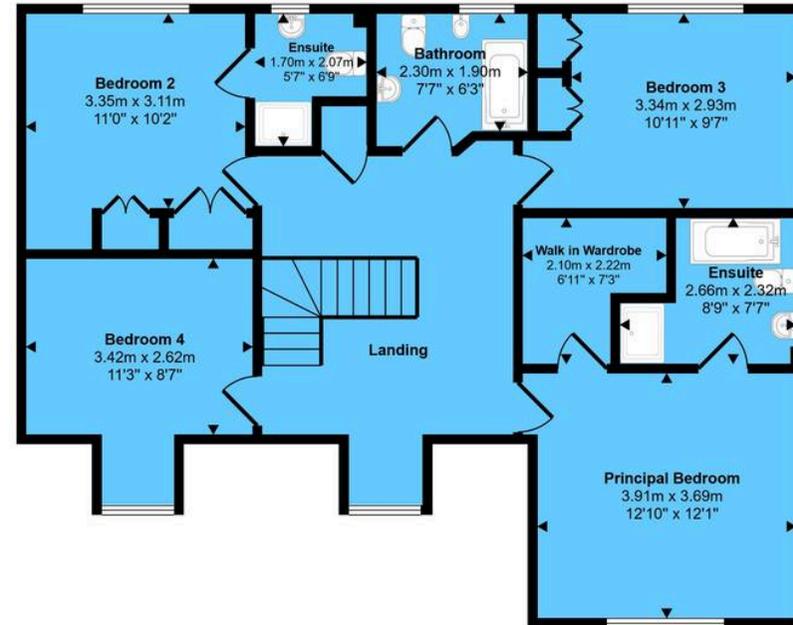
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
217 sq m / 2337 sq ft



Ground Floor
Approx 129 sq m / 1384 sq ft



First Floor
Approx 89 sq m / 953 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

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

