

7 DYKENS WAY, DICKENS HEATH, B90 1FL

ASKING PRICE £380,000

- **RECEPTION HALLWAY**
- **ENLARGED LOUNGE DINER**
- **MASTER BEDROOM WITH EN SUITE**
- **FAMILY BATHROOM**
- **REAR GARDEN**
- **GUEST CLOAKS WC**
- **FITTED KITCHEN**
- **TWO FURTHER DOUBLE BEDROOMS**
- **SIDE GARAGE**
- **VIEWING RECOMMENDED**

Dickens Heath can be found approximately two miles from Shirley town centre and four miles from Solihull town centre. The former farmland has been developed over the last two decades by a number of house builders to provide a modern residential development centred around a High Street and village green.

Dykens Way is situated on the fringe of the village and benefits from the close proximity of open countryside and the canal, where canal side walks will take you through to Birmingham Centre and Earlswood Lakes. The village itself boasts its own junior and infant school, and secondary education can be found at nearby Solihull secondary schools, including Light Hall and Alderbrook. Education facilities are subject to confirmation from the local Education Department.

The main shopping centre of nearby Shirley offers a wide choice of supermarkets, convenience and speciality stores, restaurants and hostelrys, and there are frequent bus services along the A34 into Birmingham city centre and Solihull town centre boasting the vibrant and modern Touchwood Development offering shopping facilities and evening entertainment.

Shirley has its own train station in Haslucks Green Road, providing a service to Birmingham city centre and Stratford-upon-Avon and also close to the village is Whitlocks End Railway Station which also provides a service to these destinations.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park, and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business and leisure park, and onto the Blythe Valley Business Park, which can be found at the junction with the M42 motorway, providing access to the midland motorway network. A short drive down the M42 to junction 6 will find National Exhibition Centre and Birmingham International Airport and Railway Station.

Dykens Way was originally constructed by David Wilson Homes and is situated within this pleasant private drive with a mature hedgerow screening to the fore. Sitting back from the road behind a front driveway which gives access to the garage and leads via a paved pathway to a front door with coach lamp point, which opens to the

RECEPTION HALLWAY

Having staircase rising to the first floor accommodation, ceiling light point, laminate wooden flooring, central heating radiator and doors opening to the lounge diner, kitchen and

GUEST CLOAKS WC

Having ceiling spotlight, laminate wooden flooring, extractor fan, central heating radiator, low level WC and pedestal wash hand basin

FITTED KITCHEN

10'9" x 8'5" + door recess (3.28m x 2.57m + door recess)



Having UPVC double glazed window to the front, laminate wooden flooring, recessed ceiling spotlights and being fitted with a range of modern wall and base mounted storage units with work surfaces over incorporating sink and drainer with mixer tap, integrated electric double oven, 5 burner gas hob with extractor canopy over, kick board heater and integrated fridge, freezer, dishwasher and washer dryer

ENLARGED LIVING & DINING ROOM

22'1" max x 15'5" max (6.73m max x 4.70m max)



Having large walk in UPVC double glazed box bay window to the rear and additional UPVC double glazed window to the side, two ceiling light points, additional recessed ceiling spotlights, understairs storage cupboard and laminate wooden flooring

FIRST FLOOR LANDING

Having ceiling light point, airing cupboard, storage cupboard and doors off to three bedrooms and family bathroom

BEDROOM TWO
12'2" x 8'8" (3.71m x 2.64m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and recessed wardrobe with sliding door

BEDROOM THREE
11'9" x 8'9" (3.58m x 2.67m)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and recessed wardrobe with sliding doors

FAMILY BATHROOM

Having UPVC double glazed window to the front, recessed ceiling spotlights, panelled bath, pedestal wash hand basin, low level WC, recessed shower enclosure with glazed door, 'Amtico' style flooring and heated towel rail

BEDROOM ONE
19'0" max x 11'3" overall (5.79m max x 3.43m overall)



Accessed via a staircase rising from an enclosed lobby with door from the main landing, a staircase rises to the second floor straight into the bedroom having UPVC double glazed window to the front, two 'Velux' style rooflights to the rear, two ceiling light points, built in wardrobe and door opening to the

EN SUITE SHOWER ROOM

Having recessed ceiling spotlights, tandem shower enclosure, pedestal wash hand basin, low level WC, heated towel rail and 'Amtico' style flooring

OUTSIDE
REAR GARDEN



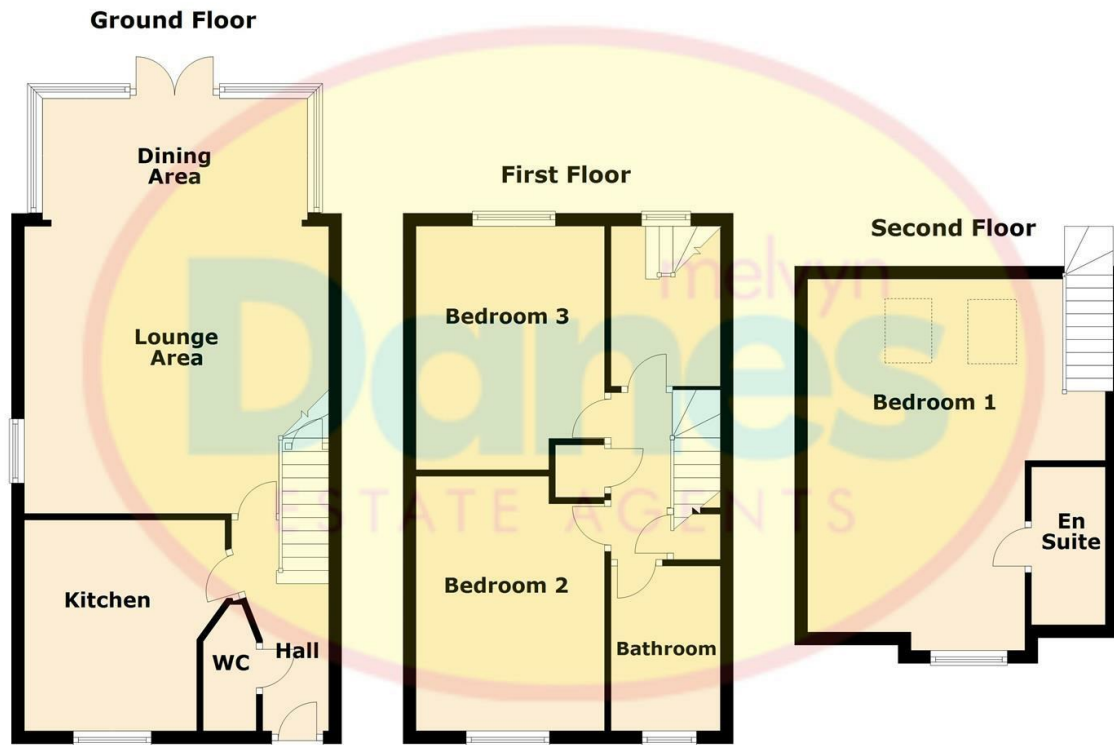
Being mainly laid to lawn with defined boundaries, gated access to the driveway, 'porcelain' paved patio seating area and door opening to the

SINGLE GARAGE

Having up and over door to the front driveway, light and power

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

From the Shirley office proceed along the A34 Stratford Road towards Monkspath. At the Marshall Lake Road island turn right into Blackford Road. Proceed along Blackford Road to the island, taking the second exit into Tanworth Lane. Proceed along Tanworth Lane taking the second exit at the roundabout onto Dickens Heath Road. At the traffic island, bear left onto Rumbush Lane following the road through the development to the T junction bearing left to continue along Rumbush Lane taking the second left into Dykens Way where the property can be found on the left hand side.

TENURE

We are advised that the property is Freehold.

VIEWING

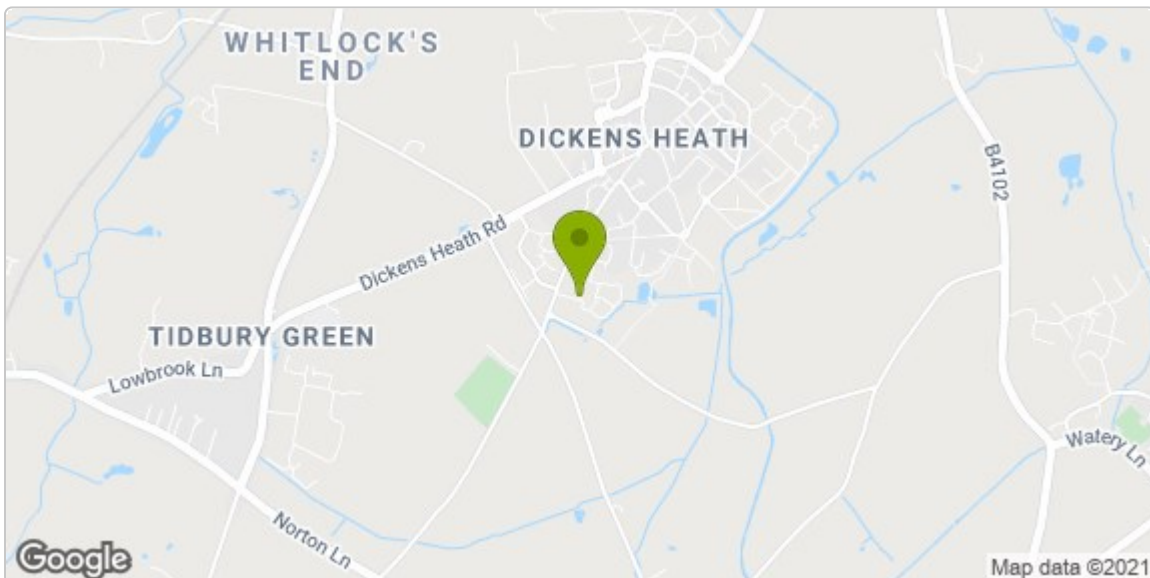
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	