



smarthomes

## Dewberry Road

Tidbury Green, Solihull, B90 1UH

- A Modern Mid-Terrace Property
- Two Double Bedrooms
- Modern Kitchen/Diner
- Lounge

**£279,000**

EPC Rating '84'





## Property Description

A fantastic opportunity to purchase a stunning two bedroom property that is less than four years old and still under the builder's NHBC 10 year warranty guarantee. This property is part of the popular and established new homes development Tidbury Heights which is situated in the desirable village of Tidbury Green in Solihull. It was originally built by Bellway – HBF 5\* rated housebuilder.

Around five miles from the town centre and just less than a mile from Whitlocks End train station, taking around 20 minutes to Birmingham Moor Street, this is the perfect spot for commuters and for accessing the many leisure attractions such as cinemas, theatres, museums Birmingham offers and also less than a mile to Wythall train station providing access to Stratford upon Avon



The nearest supermarket is also about a mile away (Tesco Express) in the neighbouring village of Dickens Heath, along with several independent stores, a Costa Coffee, restaurants and bars. Further afield, Solihull town centre has two malls, Touchwood and Mell Square, and a good selection of chain stores and independents along High Street, Mill Lane and Drury Lane.



Tidbury Heights benefits from the semi rural character the village of Tidbury Green provides, surrounded by lush greenery and has a close-knit community feel with Earlswood Lakes less than a mile away made up of three reservoirs, are around a mile away and also popular with anglers, as well as being a nature reserve, a lovely spot for walking.

For families, there are several well-regarded schools in the local area, including Tidbury Green School and Dicken's Heath Community Primary School and Light Hall School for secondary students, however we do advise all interested parties to check the school catchment for yourselves

The property is set back from the road behind a tarmac driveway with parking for two cars, shrubbed borders and an open canopy style porch area with composite front door leading into



#### **Entrance Hall**

With a ceiling light point, laminate flooring and door radiating off to

#### **Guest W.C**

With ceiling light point, tiling to splash prone areas, wall mounted radiator, low level W.C and pedestal wash hand basin

#### **Lounge to Front**

13' 7" x 10' 4" (4.14m x 3.15m) With wall mounted radiator, double glazed window to front, stairs leading to the first floor accommodation with under stair storage, ceiling light point and door leading to



### Stunning Kitchen/Diner to Rear

13' 2" x 11' 4" (4.01m x 3.45m) Being fitted with a range of high gloss wall and base units with a complementary work surface over incorporating a single bowl and drainer sink unit with mixer tap over, further incorporating a 4 ring gas hob with oven beneath and extractor hood over. Ceiling spot lights, concealed under unit lighting, laminate flooring, double glazed French doors leading out to the rear garden, radiator, concealed wall mounted gas central heating boiler, space and plumbing for washing machine and dishwasher and an integrated fridge/freezer

### Landing

With ceiling light point, loft hatch and doors radiating off to

### Bedroom One to Rear

13' 3" x 8' 9" (4.04m x 2.67m) With ceiling light point, wall mounted radiator and double glazed window to rear elevation

### Bedroom Two to Front

13' 4" x 8' 5" max (4.06m x 2.57m max) With double glazed window to front elevation, wall mounted radiator and ceiling light point

### Family Bathroom

Being fitted with a white three piece suite comprising low level W.C, pedestal wash hand basin and panelled bath with shower over. Ceiling spot lights, tiling to floor and water prone areas and a wall mounted heated towel rail

### Landscaped Rear Garden

With lawned area, paved patio area, boundary fencing to rear and side elevations and gated rear access

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements