



Main Street, Dickens Heath

Guide Price £399,950

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## Main Street, Dickens Heath

Dickens Heath benefits from the retail outlets located on the Main Street including Mortons Bar and Deli, Tesco Express, Costa coffee, pharmacy among other retailers. There are several excellent restaurants/ takeaways to choose from including Gastro, Turkish and Indian. The medical centre, dentist, village hall, library and very popular Community Primary School all combine to ensure Dickens Heath Village offers a comprehensive range of services to the local residents.

The Waterside development is adjacent which adjoins the Stratford upon Avon canal and offers delightful walks especially for dog lovers. Positioned in the heart of Dickens Heath this superb spacious and stylish house is laid out over three floors and boasts sociable large open plan living areas as well as more intimate rooms. There are five large bedrooms and two bathrooms and a perfect courtyard style garden for alfresco dining and BBQ's.

Access is gained via a recessed storm porch with a meter cupboard to the right and entrance door with spy hole leads to;

### SPACIOUS ENTRANCE HALL

Stair off to first floor with understairs storage space or ideal area for the dogs bed. Laminate flooring, ceiling downlights and doors off to:

### GUEST WC

White suite, Wc, wash basin, tiled splashback and feature tiled flooring.

### FITTED KITCHEN

Modern range of grey fronted base, wall and drawer units, wood effect worktops and splashback, one & half sink drainer with mixer tap, integrated fridge, freezer, dishwasher, washing machine, built in CDA electric oven, four ring gas hob with stainless steel splashback and extractor over, ceiling downlights and extractor fan, tiled flooring, double glazed window to front and opening through to;





## DINING ROOM

Amtico style flooring, radiator and leading onto;

## GENEROUS LIVING ROOM

Double glazed window and french door to the garden, radiator, wall TV point, walled mounted flame effect fire and door to the hall.

## FIRST FLOOR LANDING

Stairs lead off to the second floor, storage cupboard with shelf, ceiling downlights and doors to:

## MASTER BEDROOM

A superb master bedroom which has been redesigned so that you're blessed with a separate dressing and make up area. Having LED lights which can be changed via an app on your phone to match your mood. Radiator double glazed window to rear, the dressing area has fitted wardrobes part mirror front doors, dressing table and door to;

## JACK & JILL BATHROOM

Modern white suite, WC, pedestal wash basin, panelled bath with thermostatic shower over, feature tiled splashback and tiled flooring, ceiling downlights, chromed heated towel rail, shaver point and door to landing.

## BEDROOM TWO

Double glazed window to front, radiator.





### **BEDROOM THREE**

Double glazed window to front and radiator.

### **SECOND FLOOR LANDING**

Ceiling downlights and doors to:

### **BEDROOM FOUR**

Double glazed window to rear, radiator and fitted wardrobes with sliding doors.

### **BEDROOM FIVE**

Double glazed window to front, radiator, fitted wardrobes with sliding doors and housing the central heating boiler, separate deep airing cupboard with hot water cylinder and ample storage space.

### **OUTSIDE**

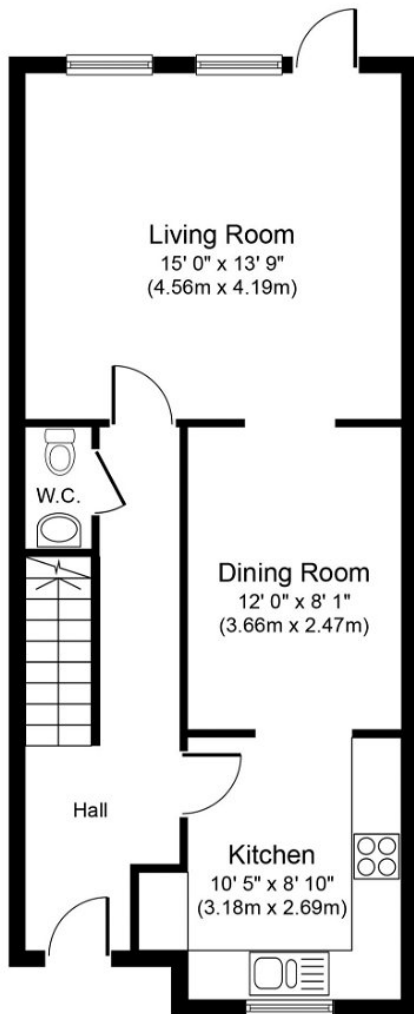
### **GARDEN TERRACE**

Enjoying a south westerly facing aspect, block paved terrace, which is bathed in afternoon sun and perfect for alfresco dining with a gate to rear onto garden square which is a residents only garden area with access to the underground parking via lift or stairs.

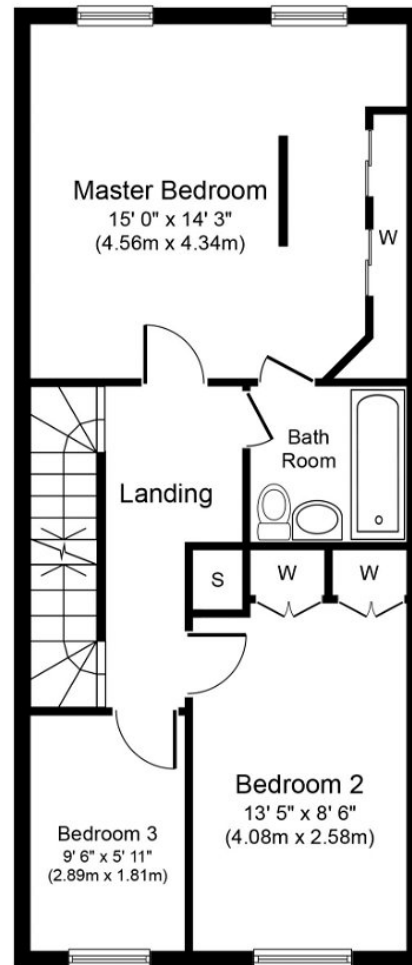
### **SECURE UNDERGROUND PARKING**

From Gorcott Lane there is a sloped driveway with a remote control security barrier leading underground. There are two private and secure car parking spaces one in front of the other (Numbered 358 & 374), a communal bin store area and cycle storage area for residents.

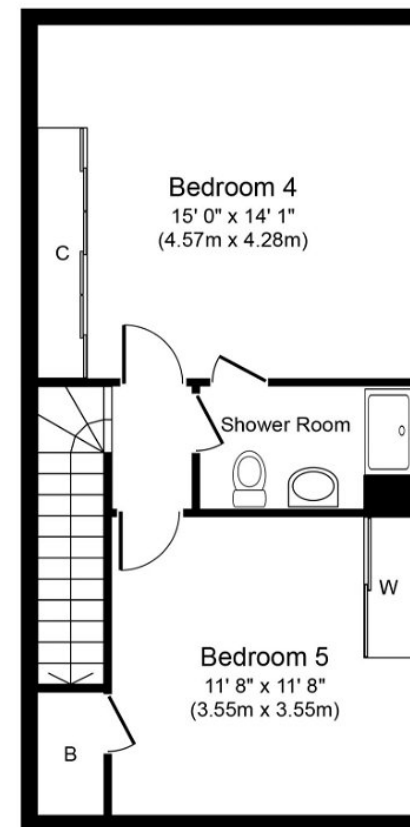




**Ground Floor**  
**Approximate Floor Area**  
**538 sq. ft.**  
**(50.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**551 sq. ft.**  
**(51.2 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**470 sq. ft.**  
**(43.6 sq. m.)**

**Approx. Gross Internal Floor Area 1,559 sq. ft. (144.9 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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