



Main Street, Dickens Heath, Solihull. B90 1FJ

Guide Price £395,000

Hawkins & Patterson
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Dickens Heath Village is set in a semi rural location and is within easy reach of the excellent amenities provided in Shirley, Solihull, Birmingham City Centre and Stratford Upon Avon, with Whitlocks End & Solihull train stations being within close proximity. Junction 4 of the M42 provides speedy access to the M40, M5 and M6 motorways, National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station.

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 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 four large bedrooms, laundry room and two bathrooms and a perfect courtyard style garden for alfresco dining and BBQ's.

Access to the property is gained via a recessed porch with meter cupboard and door leading to;

WELCOMING ENTRANCE HALL

Stairs off to the first floor with storage space beneath, feature parquet flooring, LED downlights, radiator and doors to:

LIVING ROOM

Double glazed window and French doors to the southerly facing garden, feature parquet flooring, radiator, LED downlights and opening to;





DINING ROOM

Feature parquet flooring, radiator, LED downlights and opening to;

MODERN FITTED KITCHEN

Having a range of matching base, wall and drawer units, slate effect worktops, tiled splashbacks, one and a half sink drainer unit, integrated fridge & freezer, separate integrated fridge, built in oven, four ring gas hob, double glazed window to front, LED downlights, extractor fan, tiled flooring and door to the hall.

GUEST WC

White suite, WC, wash basin, tiled splashback, tiled floor, LED downlights and extractor fan.

FIRST FLOOR LANDING

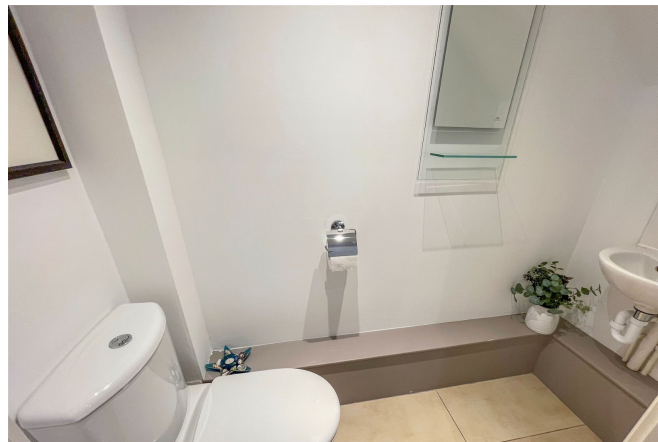
Approached via the stairs from the hallway, LED downlights, radiator, airing cupboard and doors to:

BEDROOM ONE

Double glazed windows to rear, radiator and fitted wardrobe with sliding doors, door to Jack and Jill ensuite.

JACK AND JILL BATHROOM

Doors to bed one and landing, modern white Porcelanoso suite with WC, pedestal wash basin, panelled bath and thermostatic shower over, feature tiling and tiled floor, shaver point, chromed heated towel rail, LED downlights and wall mounted, mirrored cabinet.





BEDROOM TWO

Two double glazed windows to front, radiator, built in wardrobe with sliding doors.

LAUNDRY/ IRONING ROOM

Plumbing and space for washing machine and tumble dryer, fitted shelving, tiled flooring and clothing airer ceiling pulley.

SECOND FLOOR LANDING

Approached via the stairs from the first floor landing, with doors off to:

BEDROOM THREE

Double glazed window to rear, radiator, built in wardrobe with sliding doors, door to Jack & Jill ensuite.

JACK & JILL SHOWER ROOM

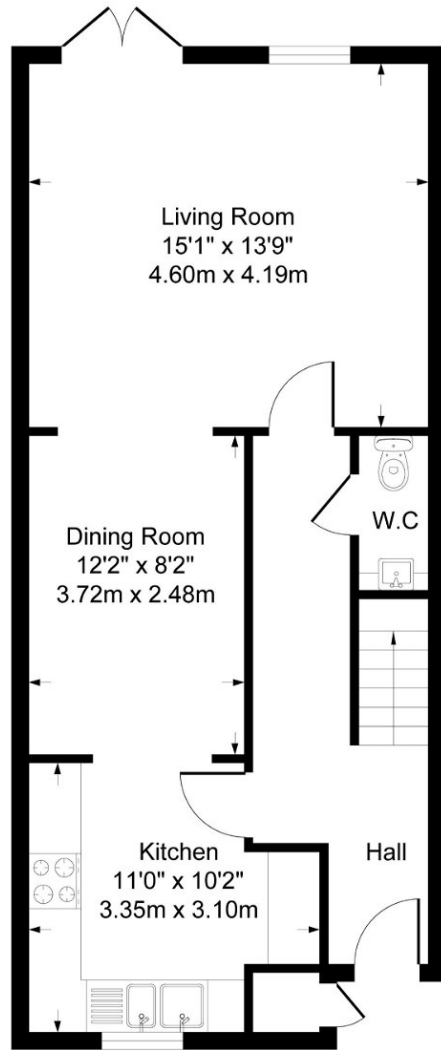
Doors to bedroom three and landing, modern white suite, WC, pedestal wash basin, double shower cubicle with thermostatic shower, feature tiling, tiled floor, shaver point, mirrored cabinet, shaver point, LED downlights and chromed heated towel rail.

GARDEN TERRACE

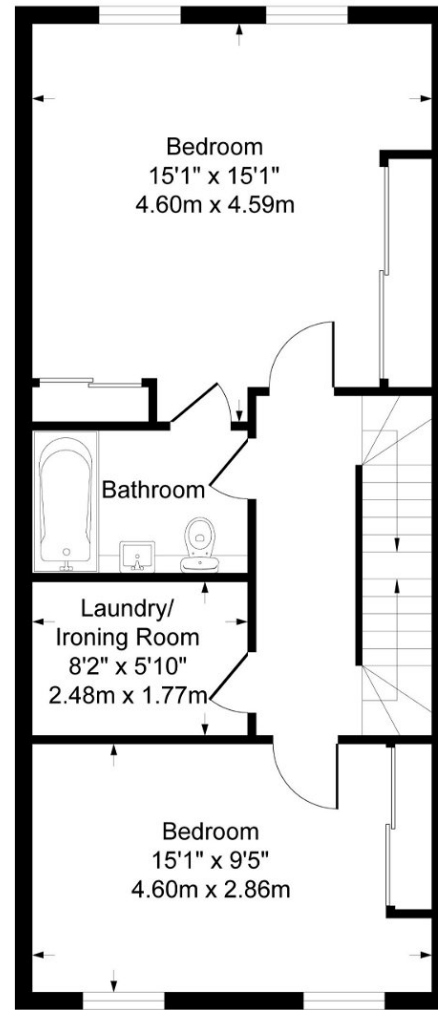
Enjoying a south westerly facing aspect, block paved terrace, which is bathed in afternoon sun and perfect for alfresco dining with a gate to rear onto garden square which is a residents only garden area with access to the underground parking via lift or stairs. From Gorcott Lane there is a driveway & remote control security door leading to two private spaces.



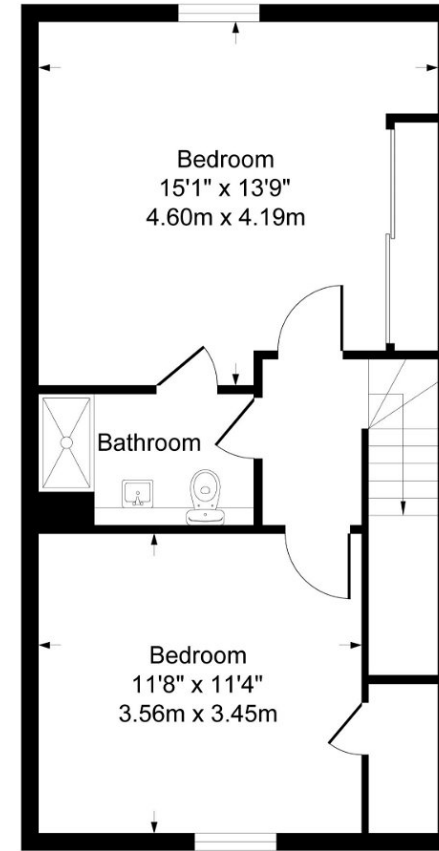
**Approximate Gross Internal Area
1575 sq ft - 146 sq m**



Ground Floor



First Floor



Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.