



H&S

**Horton  
& Storey**

121-125 MAIN STREET, , DICKENS HEATH, SOLIHULL,  
£239,950



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**LOCAL AREA** The property is situated in the heart of Dickens Heath Village, walking distance to all local amenities. Dickens Heath Village itself is set in a convenient location in Solihull. It has its own shops, bars, restaurants and school. Dickens Heath Village is in close proximity to Shirley High Street and Solihull Town Centre. The area benefits from excellent transport links such as Whitlocks End Station, the M42 which leads to the M40, M5 and M6, Birmingham International Airport and Birmingham International Railway Station.

**APPROACH** Via a secure communal door with video intercom leading to the impressive communal hall where there are stairs and a lift leading to the front door.

**ENTRANCE HALL** A welcoming entrance hall with doors leading to the rooms and a built in storage cupboard

**OPEN PLAN/LOUNGE/DINER/KITCHEN** A fantastic modern living/dining and eating space perfect for entertaining. The lounge benefits from two double glazed windows letting in lots of natural light, a central heating radiator and tv point. The dining area



opens onto the modern fitted kitchen that comprises of a range of high gloss wall and floor base units, roll top worksurfaces incorporating an inset sink with mixer tap, hob and extractor fan over. There is an integrated fridge freezer, washing machine, oven and tiling to splash prone areas. There is a double glazed window and a central heating radiator.

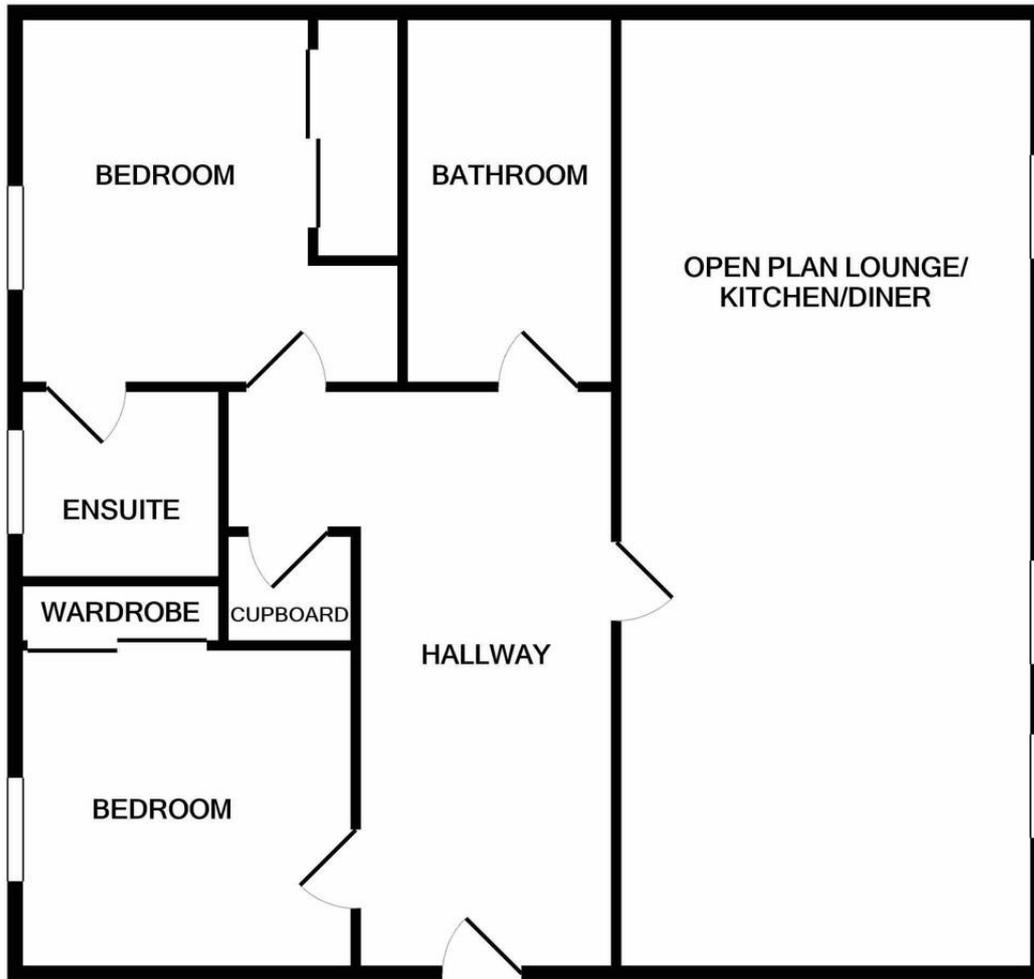
**BEDROOM ONE** A master bedroom fitted with built in wardrobes with sliding mirror doors, a double glazed window, central heating radiator and a door leading to the ensuite.



**ENSUITE** A luxury ensuite shower room with a walk in shower, low level wc, sink and a heated towel rail. There is tiling to splash prone areas, a double glazed window and an extractor.

**BEDROOM TWO** Another double bedroom with a fitted sliding mirrored door wardrobe, double glazed window to the side elevation and a central heating radiator.

**BATHROOM** A large modern bathroom suite comprising of a panelled bath with shower over, a sink with a mixer tap, a low level flush wc, tiling to splash prone areas and a heated towel rail.



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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