

DRAKES

ESTATE AGENTS



Hitherside, Dickens Heath, Solihull, B90 1RT

£800,000

- An Impressive Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Open Plan Living/Dining Kitchen
- Utility Room & Guest WC
- Modern Bathroom
- Two Ensuites
- Double Garage & Off Road Parking
- Landscaped Rear Garden with Feature Sunken Patio
- Garden Pod/Office/Beauty Room



SCAN TO VIEW
VIRTUAL TOUR

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Dual Aspect Lounge - 6.22m x 3.84m (20'5" x 12'7")
 Study to front - 2.11m x 3.63m (6'11" x 11'11")
 Open Plan Living/Dining Kitchen to rear - 8.25m x 6.98m (27'1" x 22'11")
 Bedroom One to front - 5.72m x 4.5m (18'9" x 14'9")
 Ensuite to front - 1.52m x 1.98m (5'0" x 6'6") plus shower
 Bedroom Two to rear - 3.84m x 3.23m (12'7" x 10'7")
 Ensuite - 1.27m x 1.07m (4'2" x 3'6") plus shower
 Bedroom Three to front - 3.53m x 3.51m (11'7" x 11'6")
 Bedroom Four to rear - 2.62m x 3.84m (8'7" x 12'7")
 Garden Pod/Office/Beauty Room - 2.29m x 3.76m (7'6" x 12'4")
 Double Garage - 5.18m x 5.28m (17'0" x 17'4")

This detached family home sits on a generous plot in a prestigious village location, blending sophisticated design with practical living. The inviting reception hall leads to a stylish lounge with a modern media wall and contemporary fire. A dedicated study and an open-plan living, dining, and kitchen area with high-quality finishes and integrated appliances create a perfect space for relaxation and entertaining. A guest WC and utility room add convenience. Upstairs, four spacious double bedrooms include two with re-fitted en-suite shower rooms and a modern family bathroom. The landscaped rear garden, versatile garden pod/office, generous driveway, and detached double garage complete this elegant, family-friendly residence.

COUNCIL TAX BAND: G
 EPC Rating: C
 Tenure: Freehold

Energy Efficiency Rating		
Current	Potential	Band
A	B	A
B	C	B
C	D	C
D	E	D
E	F	E
F	G	F
G	H	G
H	I	H
I	J	I
J	K	J
K	L	K
L	M	L
M	N	M
N	O	N
O	P	O
P	Q	P
Q	R	Q
R	S	R
S	T	S
T	U	T
U	V	U
V	W	V
W	X	W
X	Y	X
Y	Z	Y
Z	AA	Z
AA	AB	AA
AB	AC	AB
AC	AD	AC
AD	AE	AD
AE	AF	AE
AF	AG	AF
AG	AH	AG
AH	AI	AH
AI	AJ	AI
AJ	AK	AJ
AK	AL	AK
AL	AM	AL
AM	AN	AM
AN	AO	AN
AO	AP	AO
AP	AQ	AP
AQ	AR	AQ
AR	AS	AR
AS	AT	AS
AT	AU	AT
AU	AV	AU
AV	AW	AV
AW	AX	AW
AX	AY	AX
AY	AZ	AY
AZ	BA	AZ
BA	BB	BA
BB	BC	BB
BC	BD	BC
BD	BE	BD
BE	BF	BE
BF	BG	BF
BG	BH	BG
BH	BI	BH
BI	BJ	BI
BJ	BK	BJ
BK	BL	BK
BL	BM	BL
BM	BN	BM
BN	BO	BN
BO	BP	BO
BP	BQ	BP
BQ	BR	BQ
BR	BS	BR
BS	BT	BS
BT	BU	BT
BU	BV	BU
BV	BW	BV
BW	BX	BW
BX	BY	BX
BY	BZ	BY
BZ	CA	BZ
CA	CB	CA
CB	CC	CB
CC	CD	CC
CD	CE	CD
CE	CF	CE
CF	CG	CF
CG	CH	CG
CH	CI	CH
CI	CJ	CI
CJ	CK	CJ
CK	CL	CK
CL	CM	CL
CM	CN	CM
CN	CO	CN
CO	CP	CO
CP	CQ	CP
CQ	CR	CQ
CR	CS	CR
CS	CT	CS
CT	CU	CT
CU	CV	CU
CV	CW	CV
CW	CX	CW
CX	CY	CX
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CZ	DA	CZ
DA	DB	DA
DB	DC	DB
DC	DD	DC
DD	DE	DD
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DU	DV	DU
DV	DW	DV
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DZ	EA	DZ
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EB	EC	EB
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EF	EG	EF
EG	EH	EG
EH	EI	EH
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EJ	EK	EJ
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EP	EQ	EP
EQ	ER	EQ
ER	ES	ER
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FA	FB	FA
FB	FC	FB
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FG	FH	FG
FH	FI	FH
FI	FJ	FI
FJ	FK	FJ
FK	FL	FK
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FN	FO	FN
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IA	IB	IA
IB	IC	IB
IC	ID	IC
ID	IE	ID
IE	IF	IE
IF	IG	IF
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IJ	IK	IJ
IK	IL	IK
IL	IM	IL
IM	IN	IM
IN	IO	IN
IO	IP	IO
IP	IQ	IP
IQ	IR	IQ
IR	IS	IR
IS	IT	IS
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IU	IV	IU
IV	IW	IV
IW	IX	IW
IX	IY	IX
IY	IZ	IY
IZ	JA	IZ
JA	JB	JA
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JH	JI	JH
JI	JJ	JI
JJ	JK	JJ
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NY	NZ	NY
NZ	OA	NZ
OA	OB	OA
OB	OC	OB
OC	OD	OC
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OE	OF	OE
OF	OG	OF
OG	OH	OG
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OI	OJ	OI
OJ	OK	OJ
OK	OL	OK
OL	OM	OL
OM	ON	OM
ON	OO	ON
OO	OP	OO
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OQ	OR	OQ
OR	OS	OR
OS	OT	OS
OT	OU	OT
OU	OV	OU
OV	OW	OV
OW	OX	OW
OX	OY	OX
OY	OZ	OY
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PZ	QA	PZ
QA	QB	QA
QB	QC	QB
QC	QD	QC
QD	QE	QD
QE	QF	QE
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QW	QX	QW
QX	QY	QX
QY	QZ	QY
QZ	RA	QZ
RA	RB	RA
RB	RC	RB
RC	RD	RC
RD	RE	RD
RE	RF	RE
RF	RG	RF
RG	RH	RG
RH	RI	RH
RI	RJ	RI</