

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.



SCAN TO **VIEW OUR**  
**WEEKLY FILMS &**  
**SUBSCRIBE**

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

**Do you need to sell?  
Start your journey now!**  
Call us we can help.  
**0121 775 0101**



## **CLAY PIT LANE** **Offers Over £325,000**

Welcome to this charming end terrace house located on Clay Pit Lane, close to the village centre of Dickens Heath. Built in 2001, this house offers a comfortable living space and no upward chain, making the process of making this house your home even smoother.

### **FEATURES**

**SCAN FOR MORE INFO**  
**SIZE** - 806 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull MBC - D  
**BROADBAND** - Upload Max 220 Mbps  
Download Max 1000 Mbps  
**MOBILE** - EE Three O2 Vodafone  
**EPC** - C - 71  
**PARKING** - For 1 Car & Single Garage  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

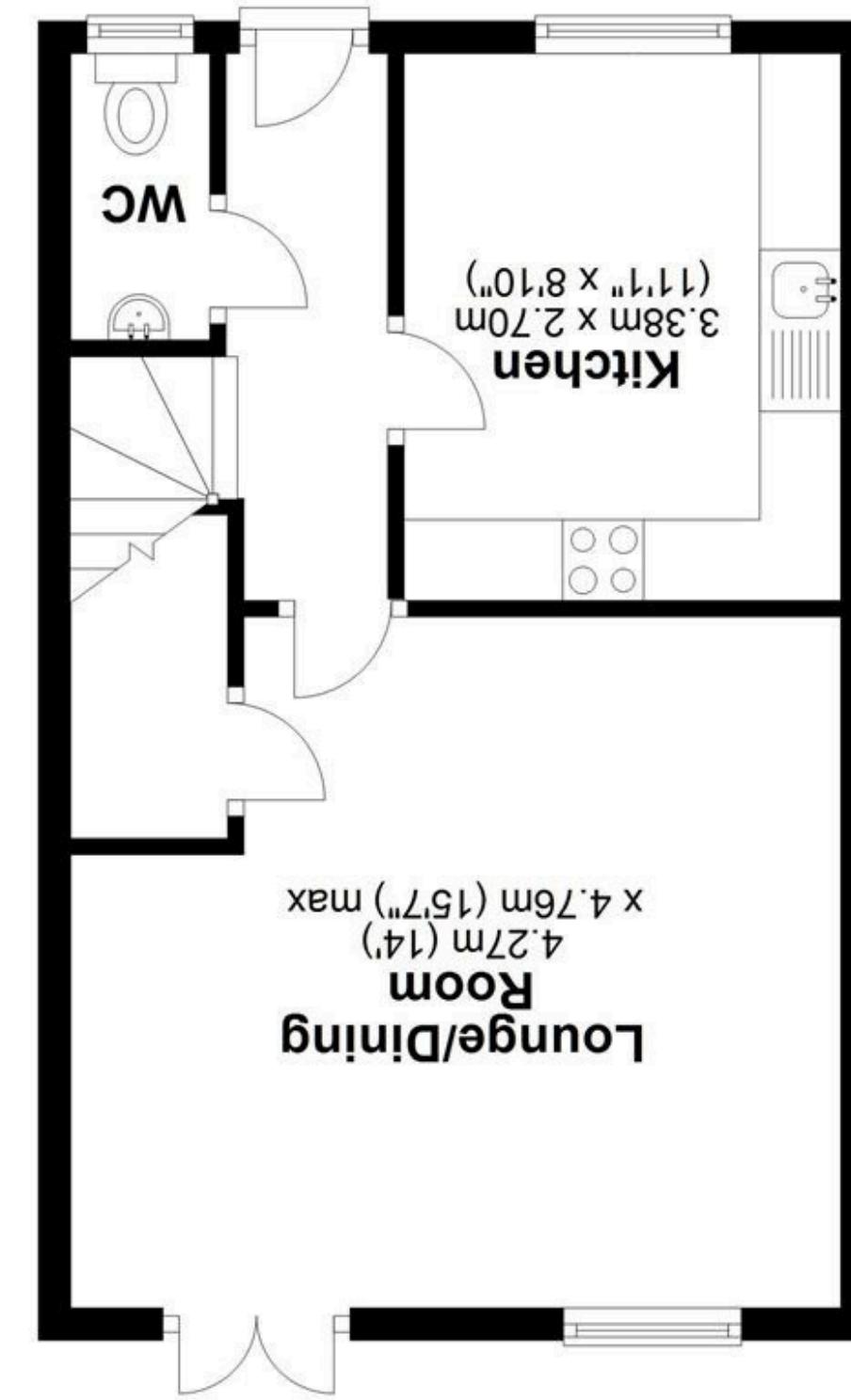
**Are you an investor  
interested in expanding your  
portfolio?**

**Call 0121 775 0101 to provide your  
investment criteria for alerts.**

- Modern End Terrace Property
- No Upward Chain
- Fitted Kitchen
- Lounge/Dining Room
- Principal Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom
- Private Rear Garden
- Driveway Parking and Single Garage
- Walking Distance to Dickens Heath Village Centre

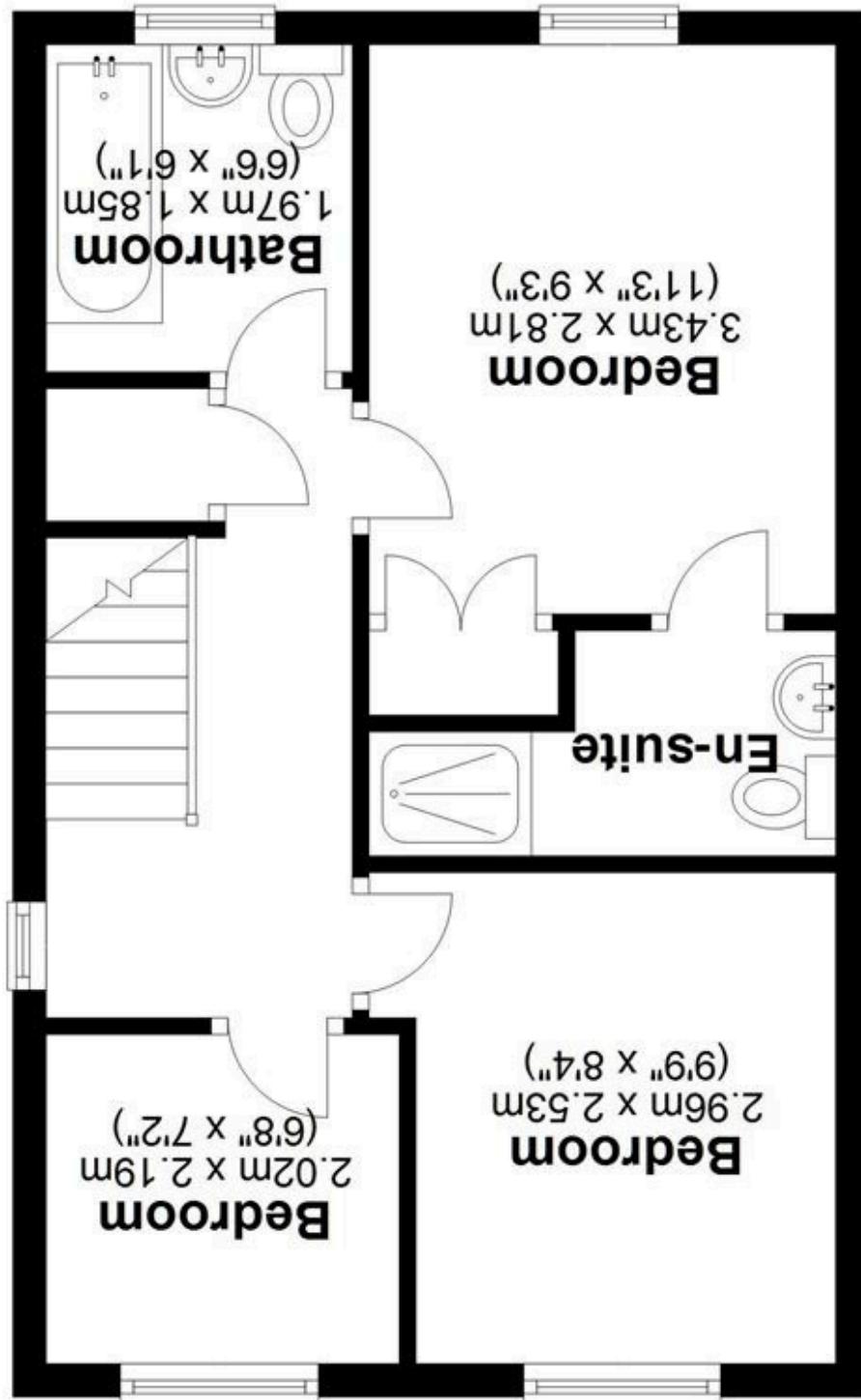
## Ground Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



## First Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 74.9 sq. metres (806.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) are approximate and floor area and form part of any agreement. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.