



smarthomes



- An Impressive Five Bedroom Executive Detached Home
- Two En-Suites, Family Bathroom, Utility Room & Guest WC
- Sitting Room, Dining Room, Snug & Dining Kitchen
- Detached Double Garage & No Upward Chain

Whitchurch Lane, Dickens Heath, Solihull, B90 1PB

An impressive executive detached family home benefitting from no upward chain, gated driveway providing off road parking, detached double garage, dual aspect sitting room, dining room, dining kitchen with feature sky light, office/snug, four piece family bathroom, master bedroom with dressing area and four piece en-suite bathroom, further en-suite shower room, utility room, guest WC and pleasant rear garden. EPC Rating – '73'



Property Description

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters.

The property is set back from the road behind a gated tarmacadam driveway providing ample off road parking for several vehicles extending to detached double garage and entrance door leading through to



Entrance Hallway

With wooden flooring, stairs leading to the first floor accommodation and doors radiating off to



Guest WC

With low flush WC, pedestal wash hand basin, tiling to splashback areas, radiator and double glazed window

Office/Snug

8' 6" x 6' 8" (2.59m x 2.03m) With wooden flooring, radiator and double glazed window



Dual Aspect Sitting Room

26' 1" into bay x 12' 9" (7.95m x 3.89m) With two radiators, two ceiling light points, coving to ceiling, feature stone fireplace, double glazed bay window to front elevation and double glazed French doors leading to the rear garden

Dining Room to Rear

16' 9" x 10' 10" (5.11m x 3.3m) With radiator, double glazed window overlooking the rear garden, double glazed French doors leading to the rear garden, coving to ceiling and ceiling light point



Dining Kitchen to Rear

26' 9" x 13' 3" (8.15m x 4.04m) Being fitted with a range of wall, drawer and base units incorporating shelving and glazed display cabinets, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, Range style cooker with extractor canopy over, integrated fridge, freezer and Neff dishwasher, inset microwave, feature sky light window to dining area, wall mounting for television, tiled flooring, radiator, spot lights to ceiling, double glazed French doors with side windows leading out to the rear garden and door leading into

Utility Room

7' 9" x 6' 2" (2.36m x 1.88m) With wall and base units, laminate work surface incorporating sink and drainer unit, space and plumbing for washing machine and tumble dryer, cupboard housing boiler, tiled flooring and double glazed window

Accommodation on the First Floor

Landing

With loft access, airing cupboard, ceiling light point, coving to ceiling and doors radiating off to

Bedroom One to Rear

15' 2" x 13' 1" (4.62m x 3.99m) With radiator, double glazed window overlooking the rear garden, ceiling light point and opening to walk-through dressing room with a range of built-in wardrobes, further radiator, obscure double glazed window and door leading into

Four Piece En-Suite Bathroom

Being fitted with a four piece white suite comprising double shower cubicle with power shower, panelled bath, low flush WC with enclosed cistern and vanity wash hand basin, obscure double glazed window, chrome heated towel rail and tiling to splashback areas

Bedroom Two to Rear

11' 2" x 10' 0" (3.4m x 3.05m) With built-in wardrobe and storage, radiator, double glazed window overlooking the rear garden, ceiling light point and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising shower cubicle with power shower, low flush WC and pedestal wash hand basin, radiator, tiling to splash back areas and extractor fan

Bedroom Three to Front

12' 8" x 8' 4" (3.86m x 2.54m) With radiator, ceiling light point and two double glazed windows to front elevation

Bedroom Four to Rear

10' 4" x 7' 0" (3.15m x 2.13m) With radiator, ceiling light point and double glazed window overlooking the rear garden

Bedroom Five

8' 9" x 8' 4" (2.67m x 2.54m) With radiator, ceiling light point, built-in wardrobe/storage and double glazed window

Four Piece Family Bathroom

Being fitted with a four piece white suite comprising shower cubicle with power shower, panelled bath, low flush WC and pedestal wash hand basin, obscure double glazed window, heated towel rail and complementary tiling

Detached Double Garage

18' 0" max x 16' 3" (5.49m x 4.95m) With useful loft storage and two electronic garage doors allowing individual access with a width of 7' 2" maximum

Rear Garden

Being mainly laid to lawn with paved patio areas, fencing and walls to boundaries and mature trees providing private aspect

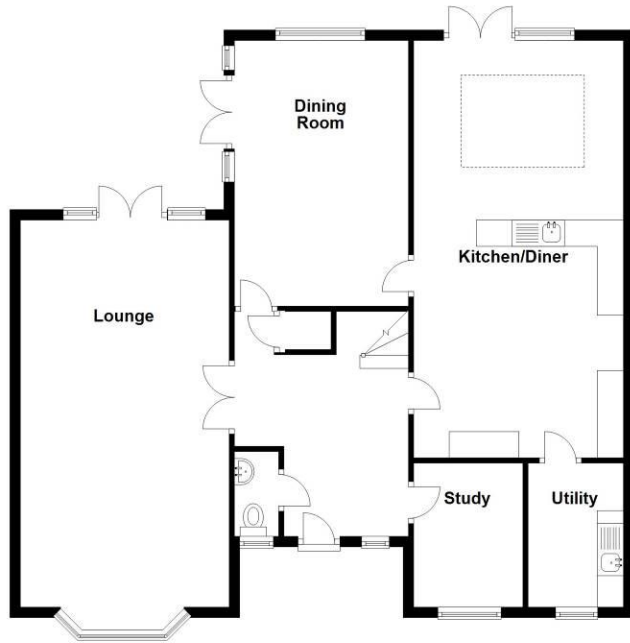
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



Ground Floor

Approx. 105.7 sq. metres (1138.0 sq. feet)



First Floor

Approx. 88.8 sq. metres (956.0 sq. feet)



Total area: approx. 194.5 sq. metres (2094.0 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.