



smarthomes

## Calcutt Way

Dickens Heath, Solihull, B90 1RS

- A Modern Semi-Detached Family Home
- Three Bedrooms
- Lounge
- Dining Kitchen

**Offers Over £289,950**

EPC Rating '64'





## 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 paved footpath with hardwood door leading through to

### Entrance Hall

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading into



### **Lounge to Front**

15' 10" x 10' 9" (4.83m x 3.28m) With double glazed bay window to front, ceiling light point, radiator, feature fireplace with living flame gas fire, laminate flooring and door to

### **Inner Lobby**

With ceiling light point and doors leading off to



### **Guest WC**

With low flush WC, wall mounted wash hand basin, tiling to splashback areas, ceiling light point and radiator

### **Dining Kitchen to Rear**

13' 10" x 8' 3" (4.22m x 2.51m) Being fitted with a range of wall, drawer and base units, work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine, double glazed window to rear elevation, double glazed French doors leading to the rear garden, ceiling light point and radiator



### **Landing**

With access to loft space, ceiling light point, airing cupboard and doors leading off to

### **Bedroom One to Front**

11' 9" x 9' 11" plus fitted wardrobes (3.58m x 3.02m) With double glazed window to front elevation, radiator, over-stairs storage cupboard, built-in double wardrobe and ceiling light point

### **Bedroom Two to Rear**

11' 2" x 6' 8" (3.4m x 2.03m) With double glazed window to rear elevation, radiator and ceiling light point



### Bedroom Three to Rear

8' 6" x 7' 0" (2.59m x 2.13m) With double glazed window to rear elevation, radiator and ceiling light point

### Family Bathroom

Being fitted with a three piece white suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin, obscure double glazed window, heated towel rail and tiling to splashback areas

### Rear Garden

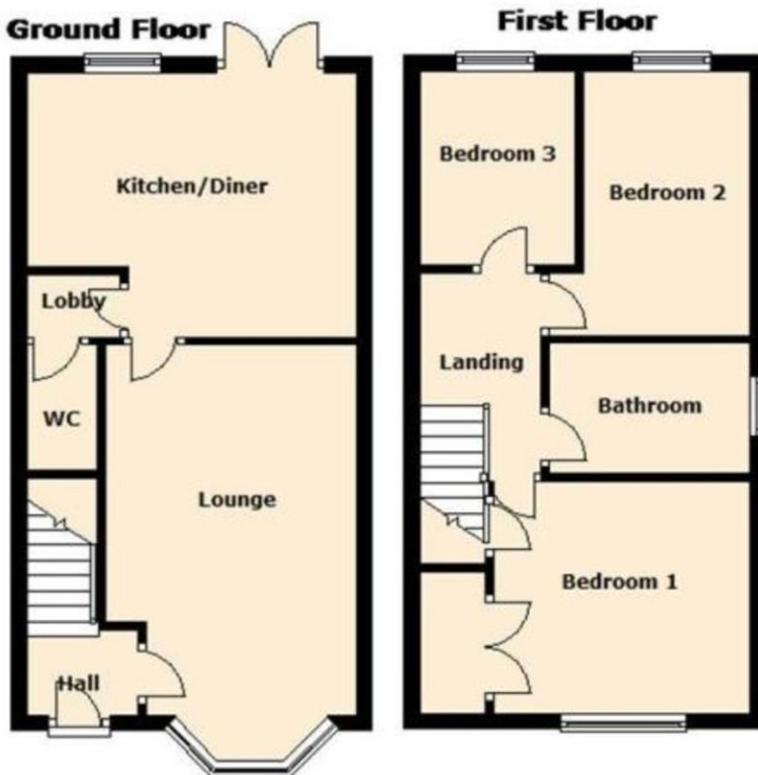
Being mainly laid to lawn with paved patio, fencing to boundaries and door to garage

### Garage to Rear

Being access via tarmacadam driveway providing off road parking extending to up and over garage door

### 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 vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 are 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