



smarthomes

## Griffin Lane

Dickens Heath, Solihull, B90 1TS

- A Stunning Detached Family Home
- Four Good Size Bedrooms
- Re-Fitted Breakfast Kitchen
- Spacious Lounge

**Offers Over £480,000**

EPC Rating '84'





## 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 an artificial lawn with a paved footpath leading to a composite door giving access into

### Entrance Hallway

With ceiling light point, radiator, Moduleo flooring, stairs leading to the first floor accommodation, under stairs storage cupboard and doors leading off to



**Guest W.C/Utility**

Being fitted with a modern white suite comprising a low flush W.C, vanity wash hand basin, integrated washing machine, tiling to splash back areas, Moduleo flooring, radiator and ceiling light point

**Study to Front**

8' 7" x 6' 10" (2.62m x 2.08m) With double glazed window to front elevation, Moduleo flooring, radiator and ceiling light point

**Lounge to Front**

15' 5" x 12' 7" (4.7m x 3.84m) With UPVC double glazed bay window to front elevation and double glazed window to side, modern wall mounted electric fire, wall mounted radiator, ceiling light point and double doors to

**Re-Fitted Dining Kitchen to Rear**

26' 6" x 9' 4" (8.10m x 2.86m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated dishwasher and fridge/freezer, tiling to splash back areas, Moduleo flooring, radiator, ceiling spot lights, a double glazed window to the rear aspect and double glazed French doors leading to the rear garden



**Landing**

With a ceiling light point, airing cupboard, access to loft space, radiator and door to



**Bedroom One to Front**

12' 7" x 12' 4" (3.84m x 3.76m) With double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes and door to

**Modern En-Suite**

Being fitted with a modern white suite comprising of a large walk in shower, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window



**Bedroom Two to Front**

13' 9" x 10' 2" (4.19m x 3.1m) With double glazed window to front elevation, fitted wardrobes with part mirror fronted sliding doors, radiator and ceiling light point



### Bedroom Three to Rear

10' 9" x 9' (3.28m x 2.74m) With double glazed window to rear elevation, fitted wardrobes with part mirror fronted sliding doors, radiator and ceiling light point

### Bedroom Four to Rear

11' 2" x 6' 6" (3.4m x 1.98m) With double glazed window to rear elevation, an array of wall to wall fitted wardrobes, radiator and ceiling light point

### Modern Family Shower Room to Rear

Being fitted with a modern white suite comprising of a large walk in shower, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, ceiling spot lights and an obscure double glazed window to rear

### Landscaped Rear Garden

Being laid with an artificial lawn with two paved patio areas, shrubbed borders and gated side access



### Detached Garage

With an up and over door accessed via a driveway for off road parking

### 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	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhull  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@smart-homes.co.uk  
0121 744 4144

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