



GRIFFIN LANE, DICKENS HEATH, SOLIHULL, B90 1TS  
OFFERS IN EXCESS OF £480,000



- » Popular Dickens Heath Estate
- » Impressive Modern Four Bedroom Detached
- » Originally Built By Taylor Wimpey

- » Immaculately Maintained & Decorated
- » Internal Viewing Essential
- » Spacious Living Room

- » Open Plan Kitchen/Dining Room
- » Ensuite Shower Room & Family Bathroom
- » Single Garage

## PROPERTY OVERVIEW

Situated on the popular Dickens Heath estate, an ideal opportunity to purchase this impressive four bedroom detached originally built by Taylor Wimpey Homes. This property has been immaculately maintained and decorated throughout and benefits from gas central heating, double glazing and enjoys open views to the front. We recommend early viewing on this property which briefly comprises of: entrance hall, guest cloakroom, living room, large open plan kitchen/dining room with French doors out to the rear garden, study, four good sized bedrooms, ensuite shower room, family bathroom, landscape rear garden and single garage.

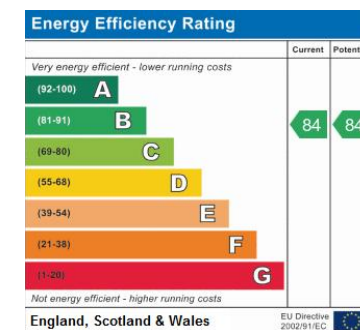
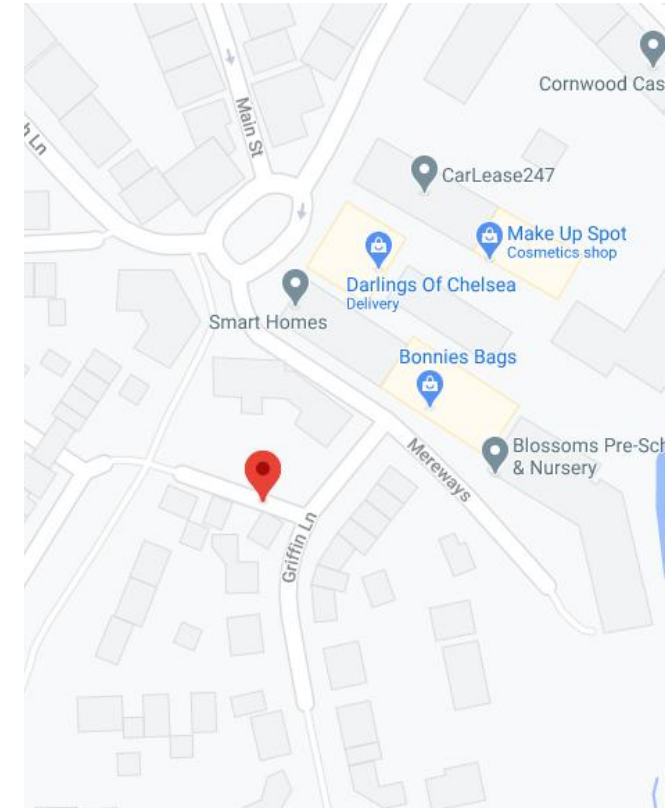
## PROPERTY LOCATION

Dickens Heath is a delightful and highly popular village located in a semi rural setting. It offers modern contemporary accommodation with a superb range of family homes and apartments. The village centre is the heart of the community served by shops, restaurants, cafes, offices, a medical surgery, dentist, library, village hall and green, and the local primary school. It is set within commuter access of the M42 and M40 motorways and benefits from easy access to the amenities provided in Shirley, Solihull, Birmingham City centre (via Whitlocks End railway station) and Stratford Upon Avon.

<b>COUNCIL TAX</b>	Band F
<b>TENURE</b>	Freehold
<b>SERVICES</b>	TBC
<b>BROADBAND</b>	TBC
<b>LOFT SPACE</b>	TBC
<b>GARDEN</b>	Landscaped

## ITEMS INCLUDED IN THE SALE

TBC



**PORCH**

**HALL**

**LIVING ROOM**

15' 7" x 12' 9" (4.74m x 3.88m)

**STUDY**

11' 11" x 6' 11" (3.64m x 2.10m)

**KITCHEN/DINING ROOM**

26' 7" x 9' 5" (8.10m x 2.86m)

**WC**

**FIRST FLOOR**

**BEDROOM ONE**

12' 9" x 12' 4" (3.88m x 3.76m)

**ENSUITE**

5' 1" x 5' 0" (1.57m x 1.52m)

**BEDROOM TWO**

13' 10" x 10' 1" (4.22m x 3.07m)

**BEDROOM THREE**

12' 9" x 9' 0" (3.89m x 2.75m)

**BEDROOM FOUR**

11' 3" x 10' 2" (3.43m x 3.09m)

**BATHROOM**

6' 1" x 6' 0" (1.86m x 1.84m)

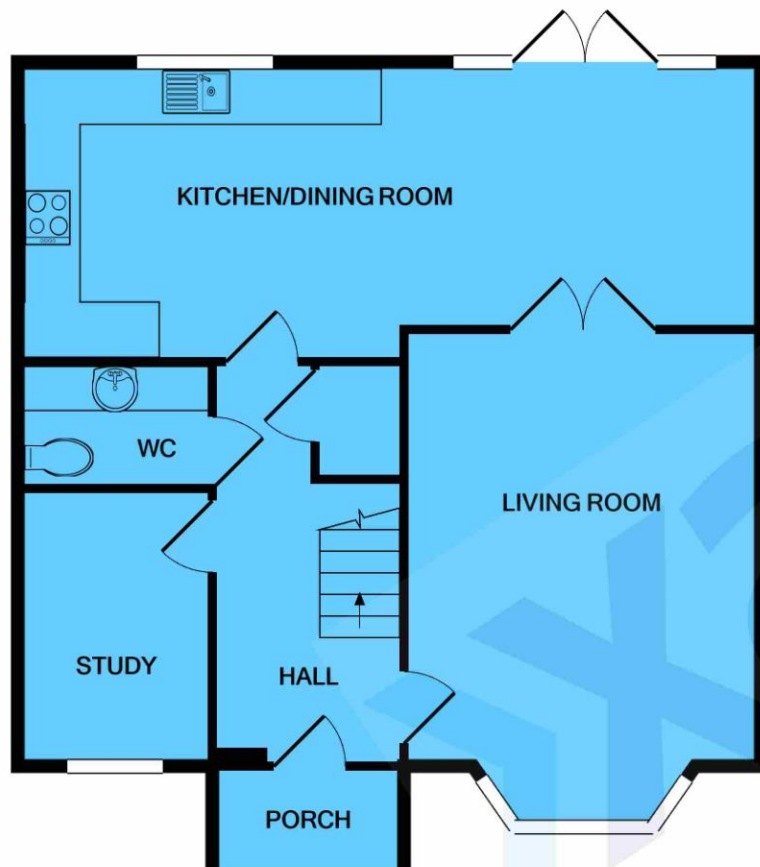
**OUTSIDE THE PROPERTY**

**SINGLE GARAGE**

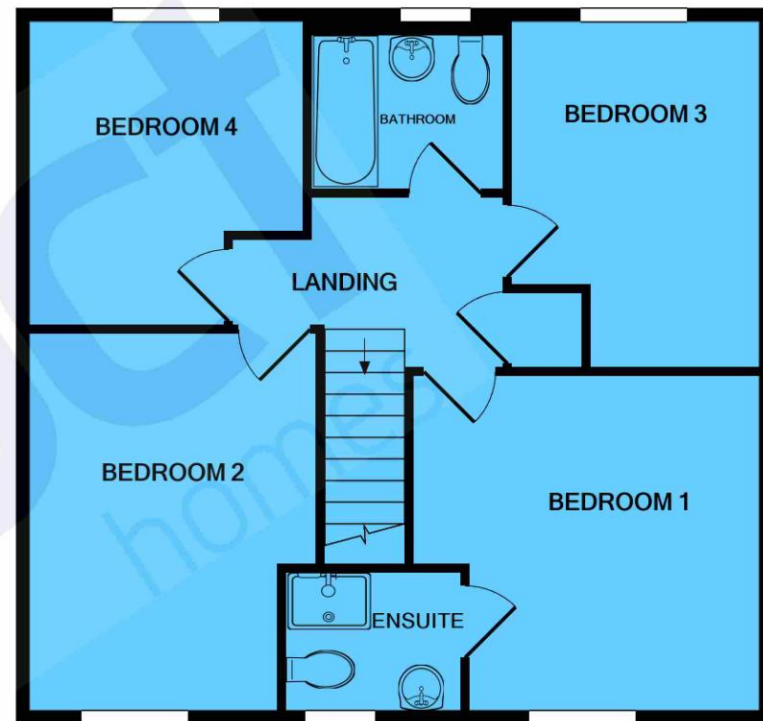
**LANDSCAPED REAR GARDEN**







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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