



OLD DICKENS HEATH ROAD, DICKENS HEATH, SOLIHULL, B90 1SR
ASKING PRICE OF £475,000



»X Spacious End Townhouse

»X Immaculately Maintained & Decorated

»X Four Bedrooms

»X Living Room

»X Sitting Room

»X Luxury Fitted Kitchen/Diner

»X Two Ensuite Bathrooms

»X Double Garage

»X South Facing Garden

PROPERTY OVERVIEW

Situated on the popular Dickens Heath estate with views overlooking the village green, an ideal opportunity to purchase this impressive four bedroom end townhouse which must be viewed internally to be appreciated. The property has been immaculately maintained and decorated, benefits from gas central heating, double glazing and has the added attraction of having a luxury fitted kitchen/dining room with double opening doors leading out the south facing garden. This property is well located for all amenities and briefly comprises : entrance hall, guest cloakroom, luxury fitted kitchen/diner, sitting room, living room, four bedrooms, two ensuite, family bathroom, double garage and south facing rear garden.

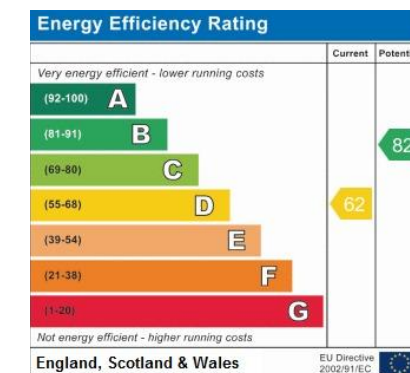
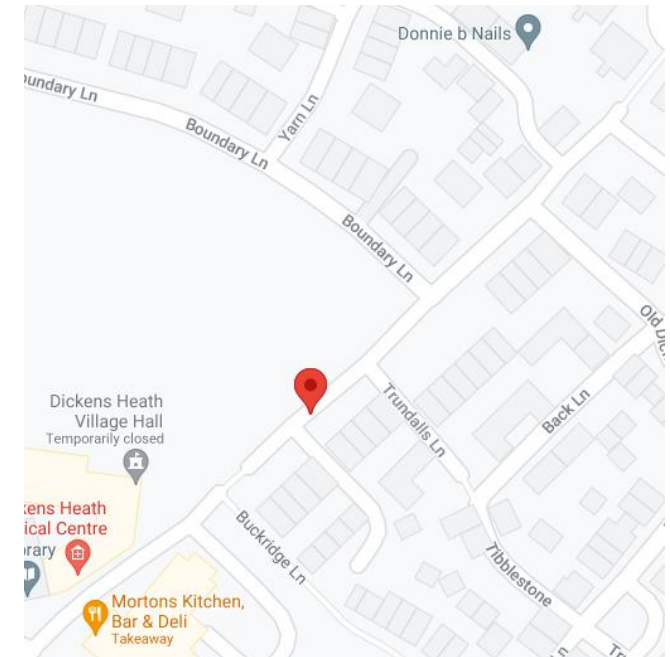
PROPERTY LOCATION

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.

COUNCIL TAX	Band E
TENURE	Leasehold - 980 years remaining
SERVICES	Mains gas, electricity and water on a meter
BROADBAND	Sky
GARDEN	South facing
GROUND RENT	£90 pa

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated induction and gas hob, extractor, microwave oven, fridge freezer and dishwasher (all Siemens), plate warmer, carpets, blinds and fitted wardrobes in bedrooms one and two.



ENTRANCE HALL

18' 8" x 4' 1" (max) (5.71m x 1.27m)

GUEST WC

5' 3" x 3' 1" (1.62m x 0.96m)

LUXURY FITTED KITCHEN / DINING ROOM

16' 2" x 11' 9" (4.93m x 3.6m)

SITTING ROOM

12' 2" x 9' 3" (3.71m x 2.83m)

FIRST FLOOR LANDING

LIVING ROOM

16' 2" x 11' 11" (4.93m x 3.65m)

BEDROOM ONE (FRONT)

15' 10" x 9' 7" (4.83m x 2.93m)

ENSUITE

6' 8" x 5' 8" (2.04m x 1.75m)

SECOND FLOOR LANDING

BEDROOM TWO (REAR)

12' 6" x 9' 4" (3.83m x 2.85m)

ENSUITE

9' 4" x 5' 4" (max) (2.85m x 1.65m)

BEDROOM THREE (FRONT)

11' 9" x 9' 5" (3.59m x 2.88m)

BEDROOM FOUR (REAR)

9' 7" x 6' 5" (2.94m x 1.97m)

BATHROOM

6' 9" x 6' 5" (2.08m x 1.96m)

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

DOUBLE GARAGE

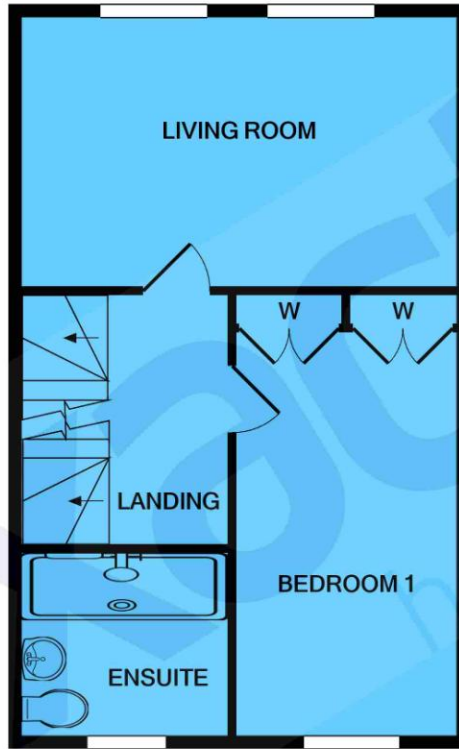
17' 4" x 16' 9" (5.29m x 5.11m)



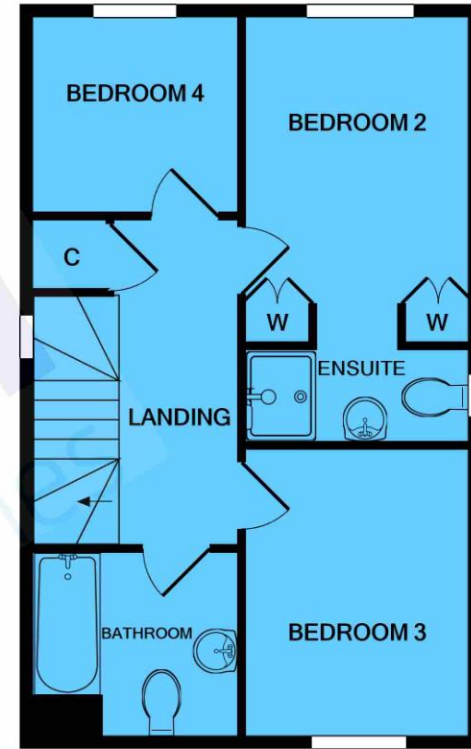




GROUND FLOOR



1ST FLOOR



2ND 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
 Made with Metropix ©2021