



ELVASTON WAY, DICKENS HEATH, SOLIHULL, B90 1TY
ASKING PRICE OF £700,000



» Quiet Cul De Sac Location

» Spacious Five Bedroom Detached

» Internal Viewing Essential

» Spacious Through Lounge

» Dining Room

» Breakfast Kitchen

» Family Room

» Solar Panels

» Double Garage

PROPERTY OVERVIEW

Situated in a quiet cul de sac location on the outskirts of Dickens Heath, an ideal opportunity to purchase this impressive five bedroom detached which must be viewed internally to be appreciated. The property offers spacious family accommodation, gas central heating, double glazing and has the added attraction of solar panels. This property has been immaculately maintained and decorated and briefly comprises: - impressive entrance hall, guest cloakroom, living room, dining room, large breakfast kitchen, family room, utility, five bedrooms, two ensuite, family bathroom, dressing room, double garage and private west facing 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 G

TENURE

Freehold

SERVICES

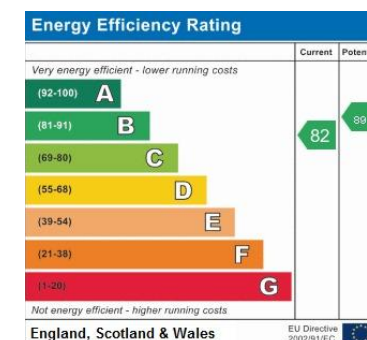
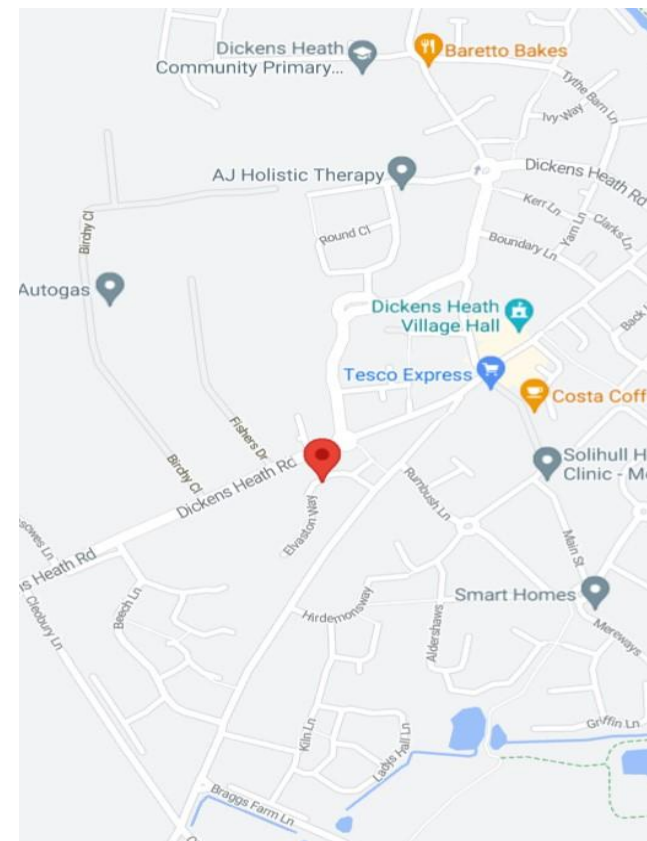
Mains gas, electricity and water

GARDEN

West Facing

ITEMS INCLUDED IN THE SALE

Smeg oven and extractor, Neff hob, Bosch dishwasher, all fitted wardrobes, solar panels, underfloor heating in the master ensuite and downstairs cloakroom, garden shed, CCTV, Solar PV hot water harvesting for any surplus electricity not used, Sauna and all carpets, blinds and light fittings.



ENTRANCE HALL

13' 5" x 7' 8" (max) (4.09m x 2.34m)

GUEST CLOAKROOM

5' 7" x 3' 1" (1.72m x 0.94m)

THROUGH LOUNGE

19' 6" x 13' 11" (5.96m x 4.26m)

DINING ROOM

13' 7" x 9' 8" (4.16m x 2.97m)

FAMILY ROOM

10' 2" x 9' 7" (3.12m x 2.94m)

BREAKFAST KITCHEN

22' 0" x 11' 1" (6.71m x 3.40m)

UTILITY ROOM

9' 11" x 5' 4" (3.04m x 1.63m)

FIRST FLOOR**BEDROOM ONE**

15' 10" x 12' 9" (4.84m x 3.90m)

DRESSING ROOM

7' 1" x 3' 4" (2.18m x 1.03m)

ENSUITE SHOWER ROOM

8' 2" x 7' 1" (2.50m x 2.18m)

BEDROOM TWO

13' 5" x 10' 10" (4.11m x 3.31m)

ENSUITE SHOWER ROOM

10' 9" x 5' 4" (3.29m x 1.63m)

BEDROOM THREE

12' 1" x 8' 11" (3.70m x 2.72m)

BEDROOM FOUR

9' 8" x 8' 1" (2.97m x 2.48m)

BEDROOM FIVE

8' 10" x 6' 9" (2.70m x 2.06m)

BATHROOM

8' 5" x 8' 3" (2.59m x 2.52m)

OUTSIDE THE PROPERTY**SOLAR**

The current owners have resided here for the past 13 years and benefit from extremely low utility bills due to its Solar PV installation that includes a high tech device that transfers all excess solar power to the hot water tank. This results in extremely low utility bills of only approximately £85 per month for Electricity and Gas combined. The property also has the added benefit of the highest Feed-In tariff for solar energy that gives them an additional tax free income of approximately £950 per year. This benefit will be included with the property sale.

DOUBLE GARAGE

17' 9" x 18' 8" (5.43m x 5.70m)

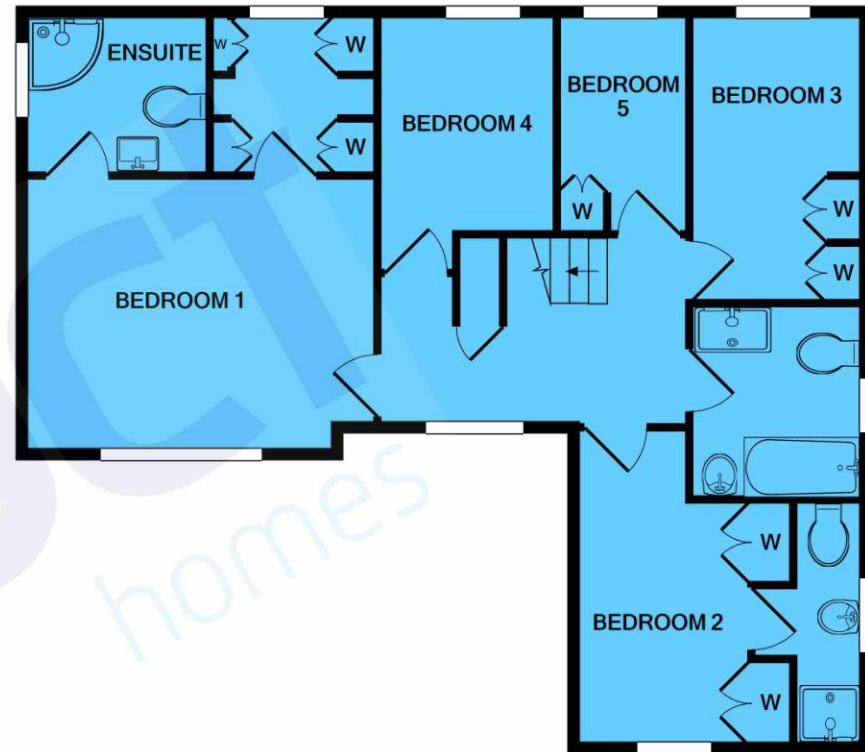
WEST FACING REAR GARDEN







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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