



- An Executive Detached Family Home
- Five Good Size Bedrooms
- Three Reception Rooms
- Two En-Suites

Brockhurst Lane, Dickens Heath, Solihull, B90 1RG

Offers Over £700,000

An executive detached family home situated on a sought after road in the ever popular Dickens Heath village. Offering spacious accommodation comprising a welcoming entrance hall, through lounge, conservatory, dining room, breakfast kitchen, family room, utility room, guest W.C, master bedroom with en-suite and dressing room, guest bedroom with en-suite, three further good size bedrooms, family bathroom, landscaped gardens, double garage and driveway parking



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 tarmac driveway providing off road parking with brick built walled boundaries, planted shrubs and bushes, laid lawn and a feature hardwood front door leading into

Entrance Hallway

With two ceiling light points, radiator, coving to ceiling, stairs leading to the first floor accommodation, under stairs storage cupboard and double doors leading off to



Through Lounge

19' 4" x 14' 1" (5.9m x 4.3m) With UPVC double glazed window to front elevation, two wall mounted radiators, coving to ceiling, wall light points, two ceiling light points, living flame gas fire with marble inlay and hearth and a wooden surround and a UPVC double glazed doors with matching side windows leading to



Conservatory

11' 9" x 9' 10" (3.6m x 3m) Of UPVC and brick built construction with French doors leading to the rear garden, glass roof, laminate flooring and a ceiling light and fan

Dining Room to Rear

13' 5" x 9' 10" (4.1m x 3m) With UPVC double glazed window to rear, coving to ceiling, wall mounted radiator and ceiling light point



Dual Aspect Breakfast Kitchen

21' 7" x 11' 1" (6.6m x 3.4m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over. Eye level double oven, integrated dishwasher, integrated fridge/freezer, tiling to splash back areas and floor, radiator, three ceiling light points, double glazed windows to the side and rear aspects, door to utility and opening to



Family Room to Front

10' 5" x 9' 10" (3.2m x 3m) With UPVC double glazed window to front elevation, coving to ceiling, wall mounted radiator and ceiling light point

Utility Room

10' 5" x 5' 2" (3.2m x 1.6m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, double glazed door to side, tiling to splash back area, central heating radiator, ceiling light point and door to garage

Guest W.C

Being fitted with a white suite comprising a low flush W.C and pedestal wash hand basin. Obscure UPVC double glazed window to front, tiling to splash back areas, radiator and ceiling light point

Gallery Landing

With a UPVC double glazed window to front, over stairs storage cupboard, radiator, two ceiling light points, coving to ceiling, access to loft space and door to

Master Bedroom to Front

15' 8" x 12' 1" (4.8m x 3.7m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point, door to dressing room and door to

En-Suite Bathroom to Side

8' 2" x 6' 10" (2.5m x 2.1m) Being fitted with a white suite comprising of a panelled bath, walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

Dressing Room

7' 2" x 6' 10" (2.2m x 2.1m) With a UPVC double glazed window to rear, radiator, ceiling light point and a range of built in cupboards

Bedroom Two to Front

13' 9" x 10' 5" (4.2m x 3.2m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling, two built in wardrobes and door to

En-Suite Shower Room

Being fitted with a white suite comprising of a walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window

Bedroom Three to Rear

12' 1" x 8' 2" (3.7m x 2.5m) With double glazed window to rear elevation, coving to ceiling, built in wardrobes, radiator and ceiling light point

Bedroom Four to Rear

9' 10" x 7' 10" (3m x 2.4m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Five to Rear

9' 10" x 6' 10" (3m x 2.1m) With double glazed window to rear elevation, coving to ceiling, radiator and ceiling light point

Family Bathroom

8' 2" x 7' 10" (2.5m x 2.4m) Being fitted with a white suite comprising of a panelled bath with shower attachment, walk in shower enclosure, bidet, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

Landscaped Rear Garden

Being mainly laid to lawn with a paved patio area, panelled fencing to boundaries, planted shrub borders, exterior lighting and courtesy door to

Double Garage

17' 4" x 17' 0" (5.3m x 5.2m) With an up and over door for vehicular access, ceiling light point, wall mounted gas central heating boiler, eaves storage, double glazed window to side and courtesy door to utility room

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 Nigel Hodges



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	70	
(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



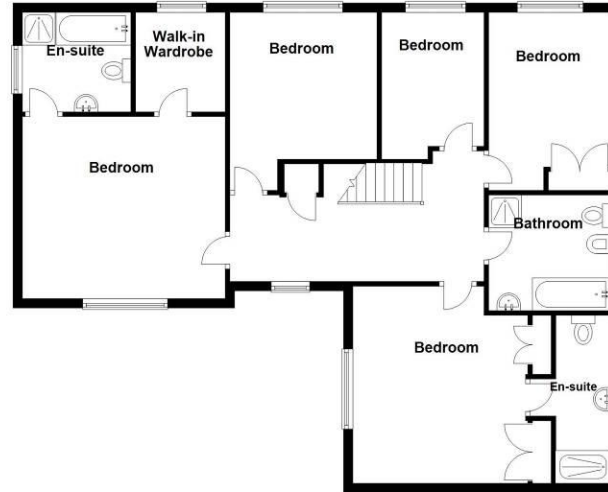
Ground Floor

Approx. 136.9 sq. metres (1473.1 sq. feet)



First Floor

Approx. 98.1 sq. metres (1056.3 sq. feet)



Total area: approx. 235.0 sq. metres (2529.4 sq. feet)



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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.