



smarthomes

Dickens Heath Road

Dickens Heath, Solihull, B90 1RL

- A Well Presented End-Terrace Family Home
- Three Bedrooms
- Open Plan Lounge/Re-Fitted Kitchen/Diner
- Re-Fitted Family Bathroom

Offers Over

£350,000

EPC Rating '70'





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 paved footpath leading to a composite front door into

Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs rising to first floor and door leading off to



Open Plan Lounge/Re-Fitted Kitchen/Diner

Lounge Area to Front

14' 11" x 10' 8" (4.55m x 3.25m) With UPVC double glazed bow window to front elevation, vertical wall mounted radiator, ceiling light point, under stairs storage cupboard, feature fireplace housing a living flame effect gas fire with marble effect hearth and backdrop and decorative mantle, laminate flooring and opening to



Re-Fitted Kitchen/Diner Area to Rear

13' 10" x 11' 2" (4.22m x 3.4m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a ceramic sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over. Integrated electric oven, microwave/oven, fridge/freezer and dishwasher, laminate flooring, tiling to splash back areas, radiator, ceiling spot lights, a double glazed window to the rear aspect and double glazed French doors leading to the rear garden



Landing

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

Bedroom One to Front

11' 8" max x 10' (3.56m max x 3.05m) With double glazed window to front elevation, radiator, ceiling light point, over stairs storage cupboard and fitted wardrobes



Bedroom Two to Rear

11' 3" x 6' 7" (3.43m x 2.01 m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

8' 7" x 7' (2.62m x 2.13m) With double glazed window to rear elevation, radiator and ceiling light point



Re-Fitted Family Bathroom

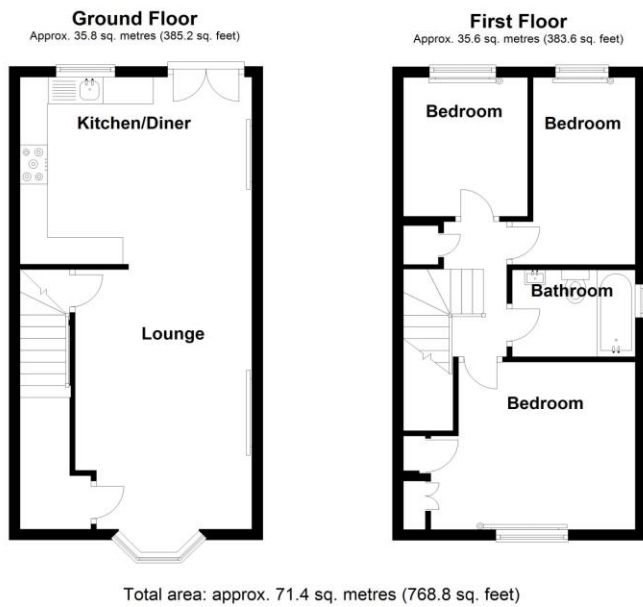
Being re-fitted with a modern white suite comprising of a panelled bath with shower over, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, laminate flooring, ceiling light point and an obscure double glazed window

Landscaped Rear Garden

This landscaped rear garden enjoys a paved patio with a central artificial lawn, seating area, well stocked shrub borders, brick built walls and panelled fencing to boundaries and gated side access leading to garage and driveway

Tenure

We are advised by the vendor that the house is freehold and that the garage is leasehold with approximately 977 years left on the lease, an annual ground rent payable of £10 and an annual service charge payable of £135.40, 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		86
(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	

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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 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