



smarthomes



Beech Lane, Dickens Heath, Solihull, B90 1FW

Offers Over £600,000

- A Beautifully Presented Detached Family Home
- Four Double Bedrooms
- Two Modern En-Suite Shower Rooms
- Superb Open Plan Family Kitchen/Diner
- No Upward Chain

Smart Homes are delighted to offer this beautifully presented detached family home situated on the edge of Dickens Heath village enjoying a semi-rural location and benefitting from no upward chain. The beautifully presented accommodation comprises of a spacious lounge, superb open plan family kitchen/diner, utility room, guest WC, four double bedrooms, two en-suite shower rooms, modern family bathroom, landscaped South/East facing rear garden, solar panels, plantation style shutters, garage and driveway parking. EPC Rating 84. Council Tax Band – F.



## 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 lawned fore garden with planted shrubs and bushes and block edged tarmac driveway providing off road parking extending to electric car charging point, garage door and storm porch with composite front door leading into



## Entrance Hallway

With polished tiled flooring, double glazed window to front with bespoke plantation shutters, ceiling light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to



### Lounge to Front

19' 0" x 11' 4" max (5.79m x 3.45m max)  
With UPVC double glazed window to front elevation with bespoke plantation shutters, feature panelling, wall mounted radiator and two ceiling light points



### Superb Open Plan Family Kitchen/Diner

29' 6" x 12' 4" max (8.99m x 3.76m max)  
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 oven, integrated dishwasher, integrated fridge/freezer, polished tiling to floor, radiator, ceiling light points and spot lights, feature panelling, two double glazed windows to the rear aspect with bespoke plantation shutters, bi-fold doors leading to rear garden and door to



### **Utility Room**

5' 5" x 4' 8" (1.65m x 1.42m) Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine, UPVC double glazed door to side, polished tiling to floor and ceiling light point

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and pedestal wash hand basin. Tiling to splash back areas and floor, radiator and ceiling light point

### **Landing**

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

### **Bedroom One to Front**

12' 10" x 10' 8" (3.91m x 3.25m) With double glazed window to front elevation with bespoke plantation shutters, feature panelling, radiator, ceiling light point, dressing area with fitted wardrobes and door to

### **En-Suite Shower Room to Front**

Being fitted with a modern white suite comprising of a walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the front elevation

### **Bedroom Two to Rear**

11' 9" x 9' 10" (3.58m x 3m) With double glazed window to rear elevation with bespoke plantation shutters, radiator, ceiling light point and door to

### **En-Suite Shower Room to Side**

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

### **Bedroom Three to Rear**

12' 3" x 10' 10" (3.73m x 3.3m) With double glazed window to rear elevation with bespoke plantation shutters, radiator and ceiling light point

### **Bedroom Four to Front**

11' 11" x 8' 11" (3.63m x 2.72m) With double glazed window to front elevation with bespoke plantation shutters, over stairs storage cupboard, radiator and ceiling light point

### **Modern Family Bathroom to Rear**

Being fitted with a modern white suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the rear elevation

### **South/East Facing Rear Garden**

Being mainly laid to lawn with paved patio area, gated side access and panelled fencing to boundaries

## Integral Garage

With an up and over door for vehicular access, ceiling light point and courtesy door to side

## 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 vendor. Current council tax band – F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		92
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



316 Stratford Road, Shirley,  
Solithull, West Midlands, B90  
3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)

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