



smarthomes

Griffin Lane

Dickens Heath, Solihull, B90 1TS

- A Spacious End Town House
- Three Good Size Bedrooms
- Lounge, Dining Room & Conservatory
- En-Suite Shower Room & Family Bathroom
- Off Road Parking & Garage

£400,000

EPC Rating 73

Current Council Tax Band D





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.

A paved step leads to a canopy porch with composite front door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, laminate flooring and doors leading off to

Guest WC to Front

With low flush WC, wall mounted wash hand basin, obscure double glazed window to front, ceiling light point, radiator and tiling to splashback areas and floor



Lounge to Rear

10' 5" x 13' 1" (3.18m x 3.99m) With ceiling light point, coving to ceiling, radiator, wall lighting, feature stone effect fireplace with gas fire and double glazed windows incorporating French doors leading through to

Conservatory

11' 10" x 10' 9" (3.61m x 3.28m) With double glazed windows and roof, double glazed French doors leading out to the rear garden and laminate flooring



Dining Room to Front

14' 6" max x 8' 8" min plus bay (4.42m x 2.64m) With double glazed bay window to front elevation, under-stairs storage cupboard, ceiling light point, coving to ceiling, radiator, laminate flooring and door leading into

Kitchen to Rear

11' 1" min x 7' 10" min (3.38m x 2.39m) Being fitted with a range of handle-less high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with splashback and extractor canopy over, inset electric oven and grill, space for fridge freezer, integrated washing machine, radiator, ceiling light point, tiled flooring, coving to ceiling, double glazed window to rear and double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

With ceiling light point, over-stairs storage cupboard, feature double glazed arched window to front, radiator and doors leading off to

Bedroom One to Rear

10' 6" x 9' 8" (3.2m x 2.95m) With double glazed window to rear elevation, radiator, ceiling light point, built-in wardrobe and door leading into



En-Suite Shower Room

Being fitted with a three piece white suite comprising double shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, complementary tiling to walls and floor, ladder style radiator and ceiling light point



Bedroom Two to Rear

9' 8" plus wardrobes x 9' 4" plus door recess (2.95m x 2.84m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobe

Bedroom Three to Front

10' 6" x 7' 6" (3.2m x 2.29m) With double glazed window to front elevation, radiator, ceiling light point and built-in double wardrobe

Family Bathroom to Front

Being fitted with a three piece white suite comprising; tiled panelled bath with shower attachment, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to walls and floor, ladder style radiator and ceiling light point



Rear Garden

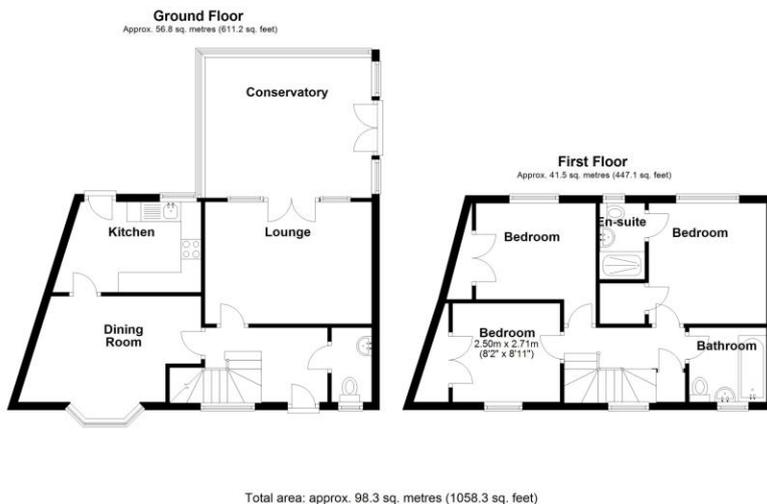
Being mainly laid to lawn with paved patio to side, shrub borders, fencing to boundaries and access to garage

Garage

With up and over garage door to front, courtesy door to rear and one allocated parking space

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. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(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	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.