



smarthomes

## Tythe Barn Lane

Dickens Heath, Solihull, B90 1PF

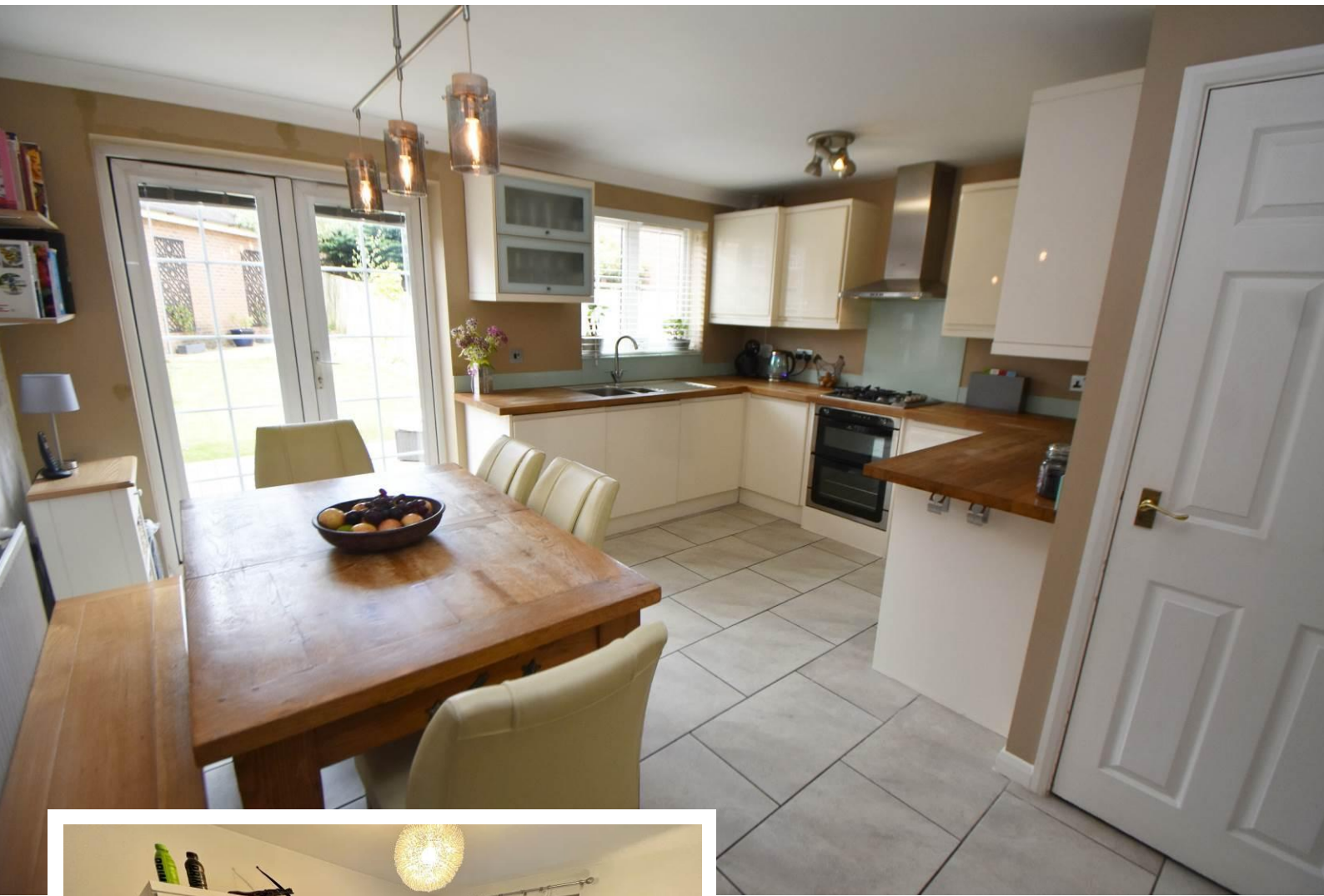
- A Well Presented Three Storey Town House
- Four Bedrooms
- Lounge With Balcony & Dining Kitchen
- Garage & Off Road Parking
- Home Office/Ground Floor Bedroom Four
- En-Suite Shower Room, Family Bathroom & Guest WC

**Offers Over £375,000**

EPC Rating 74

Current Council Tax Band E





## 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 wrought iron fencing with a paved footpath and blue slate chipping fore garden extending to storm porch with composite front door leading through to

### Entrance Hallway

With ceiling light points, radiator, alarm control panel, tiled flooring, stairs leading to the first floor accommodation, double doors to useful storage cupboard and doors leading off to



#### **Guest WC to Front**

With obscure double glazed window to front, low flush WC, pedestal wash basin with tiling to splashback area, tiled flooring, radiator and ceiling light point

#### **Home Office/Ground Floor Bedroom Four to Front**

11' 1" x 7' 2" (3.4m x 2.2m) A versatile room with tiled flooring, double glazed window to front elevation, radiator and ceiling light point



#### **Dining Kitchen to Rear**

14' 1" x 12' 5" (4.3m x 3.8m) Being fitted with a range of high gloss, handle-less wall and base units with wooden work surfaces, sink and drainer unit with mixer tap, feature glazed splashbacks, four ring gas hob with extractor canopy over, inset electric oven and grill, integrated washing machine, dishwasher, fridge freezer and wine fridge, useful pantry, under-cupboard lighting, radiator, ceiling light points, tiled flooring, double glazed window to rear and double glazed French doors leading out to the rear garden

#### **Accommodation on the First Floor**

##### **Landing**

With radiator, ceiling light point, stairs leading to the second floor accommodation and doors leading off to



##### **Lounge to Front**

14' 1" x 11' 1" (4.3m x 3.4m) With double glazed window to front elevation, double glazed French doors to balcony, engineered wood flooring, ceiling light points, coving to ceiling, radiator and electric fireplace with marble hearth and wooden surround

##### **Bedroom One to Rear**

14' 1" x 9' 10" (4.3m x 3.0m) With two double glazed windows to rear elevation, radiator, ceiling light point, engineered wood flooring and door leading into



##### **En-Suite Shower Room**

Being fitted with a three piece white suite comprising corner shower cubicle with thermostatic shower, low flush WC and floating vanity sink, tiling to walls and floor, ladder style radiator, extractor, shaver socket, LED mirror and ceiling light point

#### **Accommodation on the Second Floor**

##### **Landing**

With loft access, radiator, ceiling light point and doors leading off to



### Bedroom Two to Rear

14' 5" x 9' 10" (4.4m x 3.0m) With two double glazed windows to rear elevation, radiator, engineered wood flooring, ceiling light point and storage cupboard

### Bedroom Three to Front

10' 9" x 11' 1" (3.3m x 3.4m) With two double glazed windows to front elevation, radiator, laminate flooring and ceiling light point

### Family Bathroom

8' 2" x 4' 3" (2.5m x 1.3m) Being fitted with a three piece white suite comprising; panelled bath with telephone effect mixer tap with shower attachment and folding glazed screen, low flush WC and vanity sink, tiling to walls, engineered wood flooring, radiator, shaver socket, extractor and ceiling light point



### Landscaped Rear Garden

Being mainly laid to lawn with timber decked area, fencing to boundaries and paved patio to rear with gate leading through to garage

### Garage & Off Road Parking

The garage has an up and over garage door to the driveway with off road parking for two cars

### 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 - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(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		
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. 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.