



smarthomes



- A Beautifully Presented Family Town House
- Four Double Bedrooms
- Lounge & Dining Room
- Modern Kitchen
- Family Bathroom & En-Suite Shower Room
- Off Road Parking & Double Garage

Griffin Lane, Dickens Heath, Solihull, B90 1TS

Offers Over £450,000

A beautifully presented family town house benefitting from four double bedrooms, dining room, modern kitchen, utility room, guest WC, lounge, family bathroom, en-suite shower room, low maintenance South East facing rear garden, double garage and off road parking.

EPC Rating – 74

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 wrought iron railings and shingle fore garden with paved pathway extending to feature storm porch with external lighting and composite front door leading through to

### Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door leading into





### **Dining Room to Front**

12' 1" into bay x 8' 10" (3.7m x 2.7m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling, laminate flooring and archway leading through to



### **Modern Kitchen to Rear**

16' 4" x 8' 10" (5.0m x 2.7m) Being fitted with a modern range of handle-less high gloss wall, drawer and base units with complementary work surfaces and matching upstands, inset sink with mixer tap, five ring gas hob with glazed splashback and extractor canopy over, inset eye-level Neff oven and grill, integrated dishwasher, space for American style fridge freezer, under-cupboard lighting, wood effect tiled flooring with under-floor heating, radiator, spot lights to ceiling, coving to ceiling, double glazed French doors leading out to the South East facing rear garden and door leading into



### **Utility Room to Rear**

5' 2" x 5' 2" (1.6m x 1.6m) With double glazed window to rear elevation, radiator, wood effect tiled flooring, wall and base units, laminate work surface with matching upstand, space and plumbing for washing machine and tumble dryer, wall mounted Worcester boiler, ceiling light point and door leading into

### **Guest WC**

With low flush WC, vanity wash hand basin, ladder style radiator, ceiling light point, extractor, wood effect tiled flooring and ceiling light point

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

#### **Landing**

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

#### **Lounge to Front**

15' 1" x 10' 5" (4.6m x 3.2m) With two double glazed windows to front elevation, radiator, ceiling light point and coving to ceiling

### **Bedroom One to Front**

9' 2" x 14' 5" (2.8m x 4.4m) With double glazed window to front elevation, radiator, ceiling light point, loft access and archway leading through to dressing area with double glazed window to rear elevation, radiator, built-in wardrobes and spot lights to ceiling

### **Bedroom Two to Rear**

13' 1" x 8' 6" (4.0m x 2.6m) With two double glazed windows to rear elevation, ceiling light point, radiator and two built-in double wardrobes

### **Family Bathroom**

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a three piece white suite comprising; P-shaped tiled panelled bath with shower over and glazed screen, low flush WC and floating vanity wash hand basin, contemporary tiling to walls and floor, ladder style radiator and spot lights to ceiling

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

#### **Landing**

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

### **Bedroom Three to Front**

13' 1" x 10' 9" (4.0m x 3.3m) With two double glazed windows to front elevation, radiator, ceiling light point, two built-in double wardrobes and door leading into

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

Being fitted with a three piece white suite comprising double shower enclosure with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and pedestal wash hand basin, complementary tiling to walls and floor, ladder style radiator and spot lights to ceiling

### **Bedroom Four to Rear**

13' 1" x 8' 10" (4.0m x 2.7m) With two double glazed windows to rear elevation, radiator, ceiling light point with fan and two built-in double wardrobes

### **Low Maintenance South East Facing Rear Garden**

Having a raised timber decked terrace with steps leading down to a paved area for low maintenance, walls and fencing to boundaries, external lighting and gated access to garage and parking

### **Double Garage**

28' 2" x 16' 0" (8.6m x 4.9m) With metal up and over garage doors, ceiling light point and power points

### **Parking**

The property benefits from two allocated parking spaces in front of the double garage to the rear.

### **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 - F





316 Stratford Road, Shirley,  
Soliuhull, 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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