



- A Beautifully Presented Detached Family Home
- Five Bedrooms
- Two Reception Rooms & Conservatory
- Dining Kitchen

Whitchurch Lane, Dickens Heath, Solihull, B90 1PB

£725,000

A beautifully presented detached family home in a quiet cul-de-sac location benefitting from no upward chain, five bedrooms, two reception rooms, modern dining kitchen opening into spacious conservatory, utility room, guest WC, two en-suite shower rooms, family bathroom, pleasant low maintenance rear garden, double garage & off road parking. EPC rating – C. Council tax band – G.



Property Description

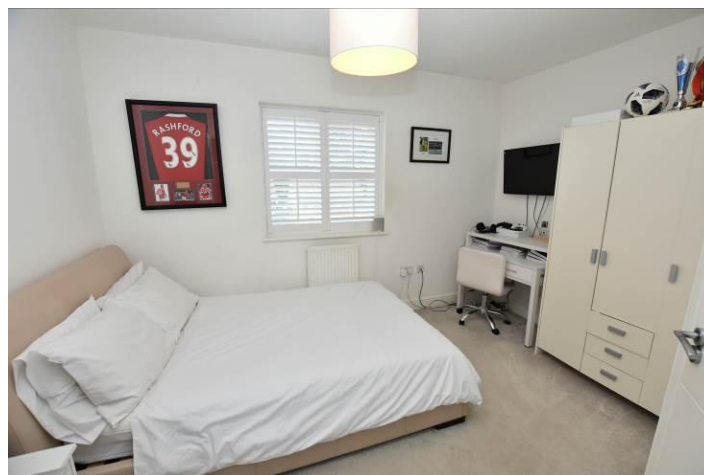
Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters.

The property is set back from the road with a block paved driveway to side providing off road parking extending to garage doors. A stone chipping fore garden is set behind wrought iron fencing with paved pathway extending to feature storm porch with composite front door leading through to



Entrance Hallway

With Amtico flooring, ceiling light points, coving to ceiling, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Through Lounge

20' 8" x 13' 1" (6.3m x 4.0m) With double glazed window to front elevation, double glazed French doors leading into the conservatory, spot lights to ceiling, two radiators, coving to ceiling and feature stone tiled chimney breast

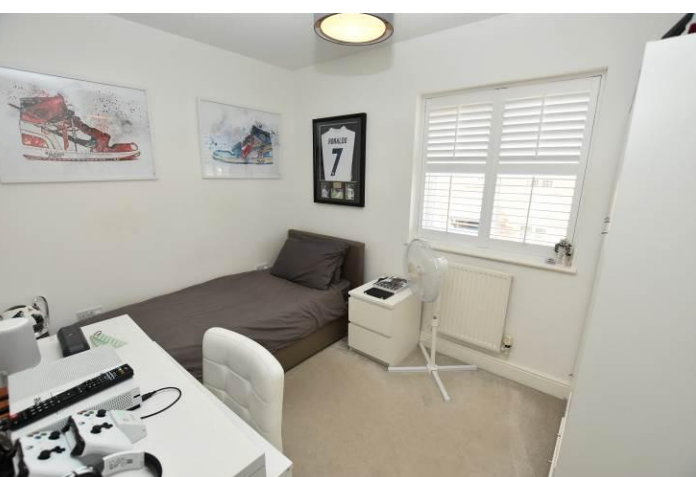


Dining Room to Front

11' 5" x 11' 5" (3.5m x 3.5m) With double glazed window to front elevation, coving to ceiling, radiator, ceiling light point and Amtico flooring

Guest WC

With obscure double glazed window to side, low flush WC, pedestal wash hand basin with tiling to splashback, radiator, Amtico flooring and ceiling light point



Utility Room

6' 6" x 4' 11" (2.0m x 1.5m) With double glazed window to side, high gloss handle-less base unit with complementary worktop and matching splashback, inset sink with mixer tap, cupboard housing Worcester Bosch boiler, space and plumbing for washing machine and tumble dryer, Amtico flooring, ceiling light point and extractor

Dining Kitchen to Rear

14' 1" x 11' 9" (4.3m x 3.6m) Being fitted with a comprehensive range of high gloss handle-less wall, drawer and base units with complementary work surfaces and matching splashbacks, inset sink with mixer tap, four ring hob with extractor canopy over, inset eye-level Neff oven, microwave oven and grill, integrated dishwasher, wine fridge and fridge freezer, radiator, spot lights to ceiling, Amtico flooring, two double glazed windows to rear and opening into

Conservatory

15' 5" x 13' 1" (4.7m x 4.0m) With double glazed windows, glazed roof, ceiling light point, two radiators, Amtico flooring and double glazed door leading out to the pleasant rear garden

Accommodation on the First Floor

Landing

With radiator, loft access, coving to ceiling, spot lights to ceiling, useful airing cupboard and doors leading off to

Bedroom One to Rear

16' 0" x 12' 1" (4.9m x 3.7m) With double glazed window to rear elevation, double glazed French doors to Juliette balcony, radiator, ceiling light point, built-in wardrobes and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising walk-in shower with thermostatic rainfall shower and additional handheld shower attachment, low flush WC and vanity wash hand basin, obscure double glazed window, complementary tiling to walls and floor, ladder style radiator, shaver socket, extractor and spot lights to ceiling

Bedroom Two to Front

12' 1" x 9' 10" (3.7m x 3.0m) With radiator, ceiling light point, double glazed window to front elevation with American style shutters and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising corner shower enclosure with thermostatic rainfall shower, low flush WC and pedestal wash hand basin, double glazed window to side, complementary tiling to water prone areas and floor, radiator, extractor and spot lights to ceiling

Bedroom Three to Front

10' 2" x 10' 2" (3.1m x 3.1m) With radiator, ceiling light point and double glazed window to front elevation with American style shutters

Bedroom Four to Rear

10' 9" x 6' 10" (3.3m x 2.1m) With radiator, ceiling light point, double glazed window to rear elevation with American style shutters and built-in cupboard

Bedroom Five to Front

9' 10" x 6' 10" (3.0m x 2.1m) With radiator, ceiling light point and double glazed window to front elevation with American style shutters

Family Bathroom

6' 2" x 6' 10" (1.9m x 2.1m) Being fitted with a three piece white suite comprising; tiled panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to side, tiling to walls and floor, ladder style radiator, LED mirror, shaver socket, extractor and spot lights to ceiling

Pleasant Rear Garden

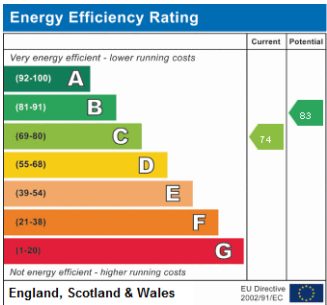
Being low maintenance with Astro Turf lawn, timber decked area with rope fencing, plumbing for Hot Tub (available for separate negotiation), exterior lighting, fencing to boundaries, brick border with a variety of shrubs and access to garage

Double Garage

18' 4" x 17' 8" max (5.6m x 5.4m) With two electric garage doors to off road parking, ceiling light point, window, door to garden and access to storage room

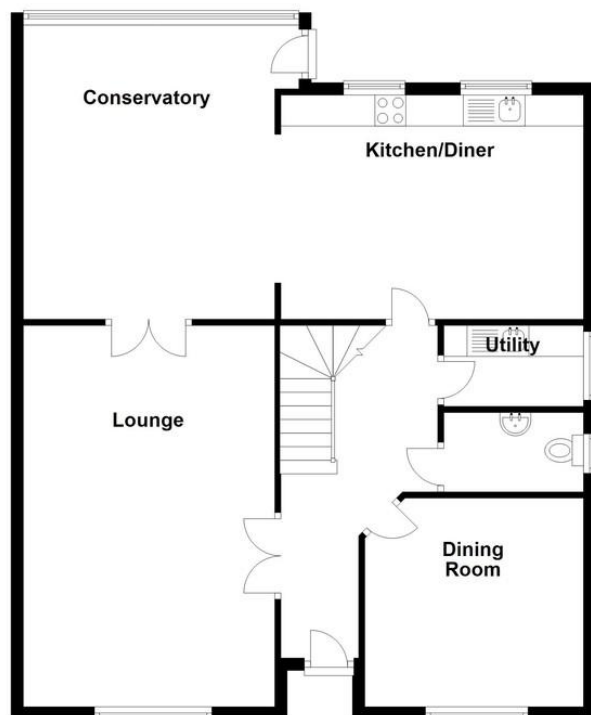
Tenure

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 – G



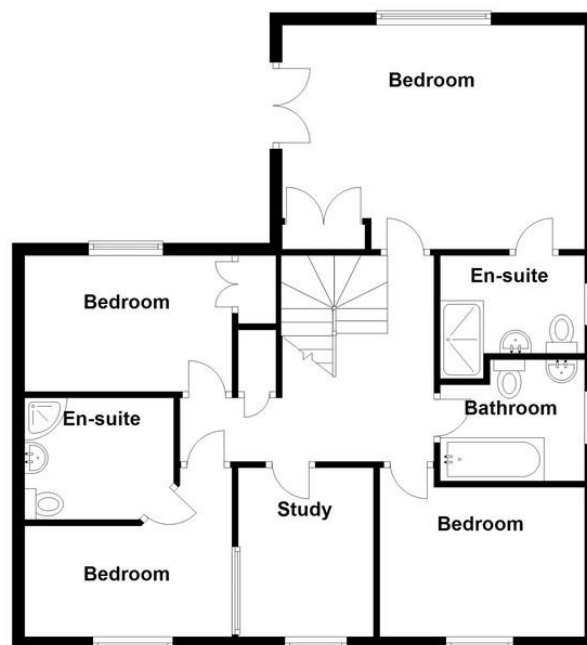
Ground Floor

Approx. 93.4 sq. metres (1005.8 sq. feet)

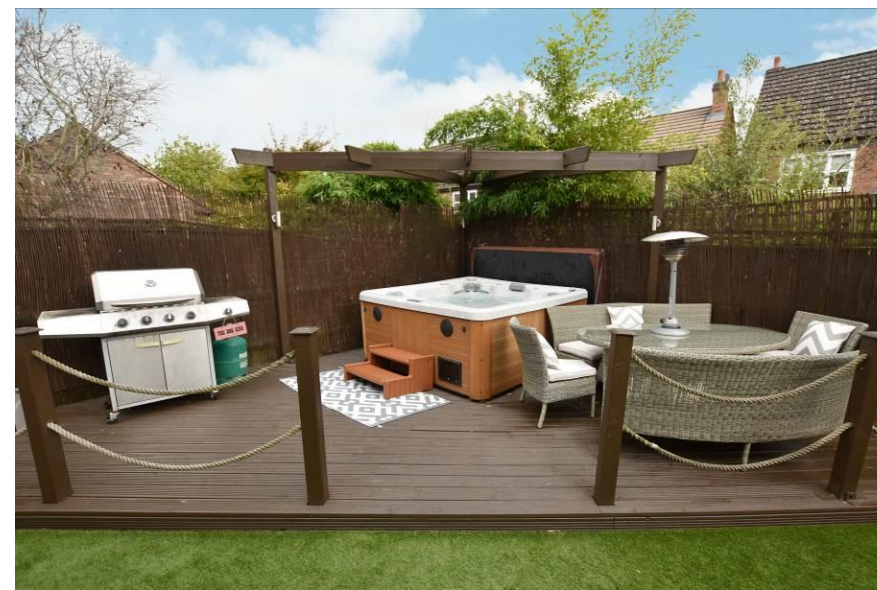


First Floor

Approx. 74.0 sq. metres (797.0 sq. feet)



Total area: approx. 167.5 sq. metres (1802.8 sq. feet)



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