



smarthomes

## Beech Lane

Dickens Heath, Solihull, B90 1FW

- A Very Well Presented Detached Family Home
- Four Double Bedrooms
- Two Modern En-Suite Shower Rooms
- Modern Open Plan Kitchen/Diner

**£585,000**

EPC Rating - 83

Current 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 block paved driveway providing off road parking with planted shrubs and extending to a composite front door leading into

### Entrance Hallway

With Karndean style flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to

### Lounge to Front

18' 5" x 10' 8" (5.61m x 3.25m) With UPVC double glazed window to front elevation, two wall mounted radiators and two ceiling light points



### **Modern Family Kitchen/Diner to Rear**

30' x 12' 9" (9.14m x 3.89m) 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. Inset double oven and grill, integrated fridge/freezer and integrated dishwasher. Karndean style flooring, radiator, ceiling light points and spot lights, two double glazed windows to the rear aspect, double glazed French doors leading to rear garden and door to

### **Utility Room**

5' 6" x 4' 9" (1.68m x 1.45m) Fitted with a range of wall units, fitted work surface, space and plumbing for washing machine, UPVC double glazed door to side, Karndean style flooring 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. Obscure UPVC double glazed window to front, tiling to splash back areas, Karndean style flooring, radiator and ceiling light point

### **Landing**

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

### **Bedroom One to Front**

19' 4" max x 12' 4" max (5.89m max x 3.76m max) With double glazed window to front elevation, radiator, ceiling light point, dressing area with fitted wardrobes and door to



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

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

### **Bedroom Two to Rear**

11' 11" x 9' 11" (3.63m x 3.02m) With double glazed window to rear elevation, radiator, ceiling light point, fitted double wardrobe and bedside cabinets and door to



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

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



### Bedroom Three to Front

12' 5" x 9' 11" (3.78m x 3.02m) With double glazed window to front elevation, over stairs storage cupboard, radiator and ceiling light point

### Bedroom Four to Rear

12' 4" x 10' 9" (3.76m x 3.28m) With double glazed window to rear elevation, radiator and ceiling light point

### Modern Family Bathroom to Rear

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

### Landscaped Rear Garden

Being laid with an artificial lawn with composite decked and Indian stone paved patio areas, external lighting and panelled fencing to boundaries

### Integral Garage

19' 2" x 9' 1" (5.84m x 2.77m) With an up and over door for vehicular access, wall mounted gas central heating boiler and ceiling light point

### 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>	83	
(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			
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.