



smarthomes

New Meadow Close

Dickens Heath, Solihull, B90 1FZ

- A Recently Constructed End Terrace Property
- Two Double Bedrooms
- Breakfast Kitchen
- Two Allocated Parking Spaces

Offers Over £290,000

EPC Rating 83

Current Council Tax Band C





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 in a quiet cul-de-sac location behind a lawned fore garden and two allocated parking spaces with paved pathway extending to feature canopy porch with composite front door leading through to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading through to



Lounge to Front

14' 7" x 12' 4" (4.44m x 3.76m) With double glazed window to front elevation, radiator, ceiling light point, useful under-stairs storage cupboard and door leading through to



Breakfast Kitchen to Rear

10' 5" x 15' 7" (3.18m x 4.75m) Being fitted with a range of high gloss wall, drawer and base units with complementary butcher block effect work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven and grill, space and plumbing for washing machine, wall mounted Logic boiler, radiator, ceiling light points, LVT flooring, double glazed window to rear, part glazed composite door leading out to the rear garden and door leading into

Guest WC

With low flush WC, pedestal wash hand basin, radiator and ceiling light point



Accommodation on the First Floor

Landing

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

Bedroom One to Front

13' 10" x 9' 10" (4.22m x 3m) With two double glazed windows to front elevation, radiator, ceiling light point and useful built-in over-stairs storage cupboard

Bedroom Two to Rear

13' 2" x 8' 4" (4.01m x 2.54m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, LVT flooring, ladder style radiator and ceiling light point

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B		83	
(69-80) C			
(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	

Rear Garden

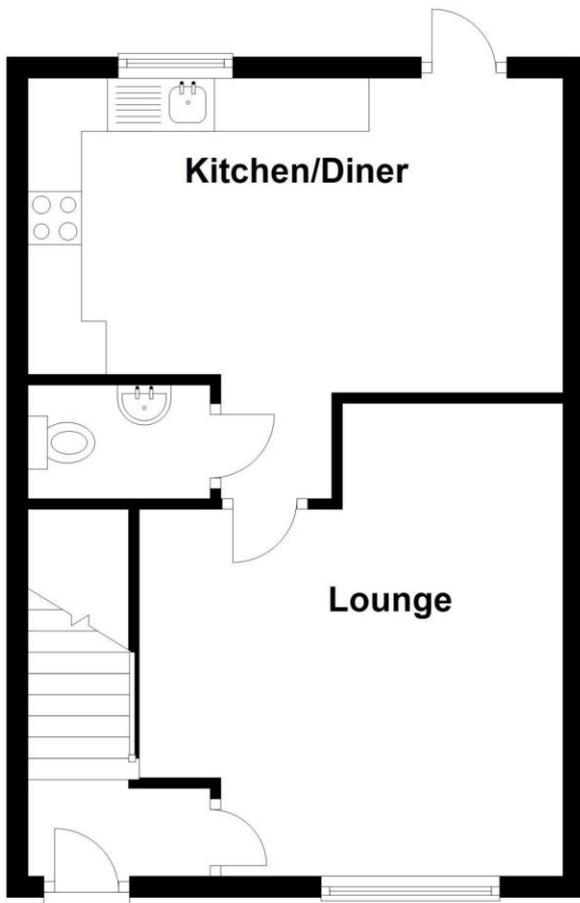
Being mainly laid to lawn with timber potting shed and fencing to boundaries

Tenure

We are advised by the vendor that the property is freehold with a service charge of approx. £15 per annum, 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 - C

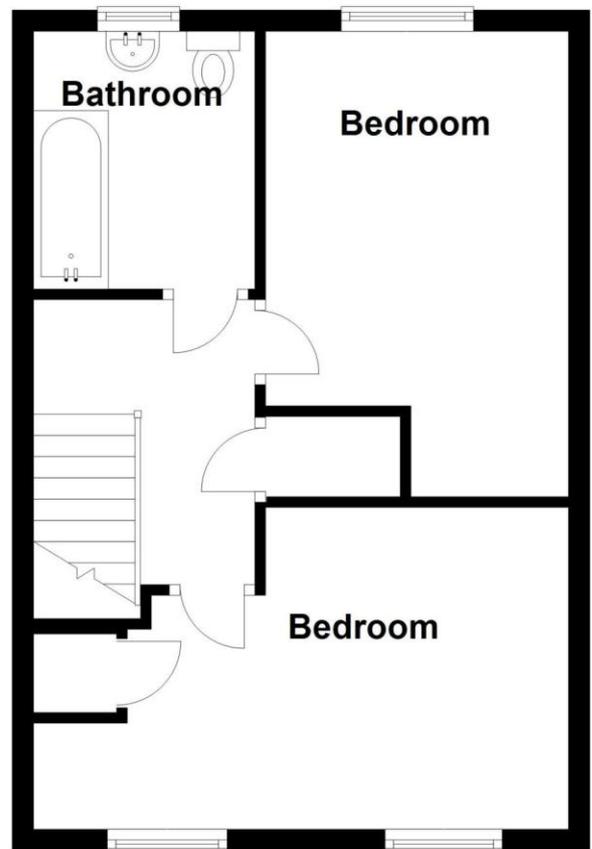
Ground Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 sq. feet)

316 Stratford Road
Shirley
Solihiull
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.