



smarthomes



- A Beautifully Presented Detached Family Home
- Three Bedrooms
- Re-Fitted Breakfast Kitchen
- South Facing Rear Garden

Tythe Barn Lane, Dickens Heath, Solihull, B90 1RN

Offers Over £415,000

A beautifully presented detached family home occupying a generous plot and benefiting from lounge, re-fitted breakfast kitchen, conservatory, guest W.C, three bedrooms, en-suite, re-fitted family bathroom, South facing rear garden, side garage and driveway parking.
EPC rating – D. 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 a tarmac driveway providing off road parking with planted shrub borders, laid lawn area and a canopy porch with composite front door leading into



Entrance Hallway

With stripped timber effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



Lounge to Front

17' 2" x 12' 9" (5.23m x 3.89m) With UPVC double glazed window to front elevation, wall mounted radiator, two ceiling light points, media wall with inset electric fire and hard wiring for TV and door to

Re-Fitted Breakfast Kitchen to Rear

15' 3" x 10' 8" (4.65m x 3.25m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level double oven and grill, integrated dishwasher, integrated fridge and fitted breakfast bar. Tiling to splash back areas, LVT flooring, vertical radiator, two ceiling light points, concealed lighting, a double glazed window to the rear aspect, UPVC French doors to conservatory and archway leading to inner lobby area with door to garage and door to

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and wall mounted wash hand basin. Tiling to splash back areas, stripped timber effect flooring, radiator and ceiling light point

Conservatory

13' 10" x 12' 6" (4.22m x 3.81m) With double glazed windows overlooking garden, self cleaning reflective glazed roof, tiled flooring, wall mounted electric heater and double glazed French doors leading out to the rear garden

Landing

With ceiling light point, double glazed window to side, airing cupboard and doors leading off to

Bedroom One to Front

10' 3" x 9' 9" (3.12m x 2.97m) With double glazed window to front elevation, double fitted wardrobe, radiator, ceiling light point and door to

En-Suite to Front

With a fully tiles shower enclosure, chrome heated towel rail, tiling to splash prone areas, stripped timber effect flooring, ceiling light point and an obscure double glazed window to the front elevation

Bedroom Two to Rear

12' 7" x 8' 5" (3.84m x 2.57m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Rear

11' 2" x 6' 5" (3.4m x 1.96m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Side

Being re-fitted with a modern white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

South Facing Rear Garden

Being mainly laid to lawn with paved patio areas, walls and panelled fencing to boundaries, gated side access and courtesy UPVC door to


Garage

17' 9" x 8' 4" (5.41m x 2.54m) Located at the side of the property with an up and over door for vehicular access, eaves storage, wall mounted gas central heating boiler, ceiling light point and courtesy door to kitchen

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 – E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 are 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.