



smarthomes



- A Beautifully Presented Family Town House
- Four Double Dual Aspect Bedrooms
- Orangery
- En-Suite Shower Room & Family Bathroom
- Landscaped South East Facing Rear Garden

Rumbush Lane, Dickens Heath, Solihull, B90 1TJ

£455,000

A beautifully presented & versatile three storey family town house with four double bedrooms, modern kitchen, orangery, reception room, guest WC, utility, en-suite shower room, family bathroom, further WC, landscaped South East facing rear garden, garage and off road parking.  
Council Tax Band – E. EPC Rating – TBC.





## 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. This property is located a short walk from the Village centre, park, canal pathway and countryside walks. 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 fencing and gate with a Cotswold stone chipping fore garden and paved pathway extending to exterior lighting and oak front door leading through to



### Welcoming Entrance Hall

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





### **Guest WC**

With low flush WC, pedestal wash hand basin with tiling to splashback, tiled flooring, radiator, ceiling light point and extractor

### **Modern Kitchen to Rear**

11' 5" x 9' 10" (3.48m x 3.0m) Being fitted with a range of high gloss handle-less wall, drawer and base units with complementary work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, space for range style cooker with stainless steel splashback and extractor canopy over, integrated dishwasher, under-cupboard lighting, feature radiator, tiled flooring, spot lights to ceiling, double glazed window, double glazed door leading into orangery and door leading into



### **Utility Room to Front**

6' 6" x 4' 11" (2.0m x 1.5m) With double glazed window to front elevation, fitted high gloss handle-less base units with wood effect work surfaces, tiling to splashback, sink and drainer unit with mixer tap, space for fridge freezer, space and plumbing for washing machine, wall mounted Worcester Bosch boiler, tiled flooring and ceiling spot lights



## **Orangery**

11' 5" x 9' 6" (3.5m x 2.9m) With glazed roof, double glazed windows, double glazed French doors leading out to the South East facing rear garden, tiled flooring and spot lights to ceiling

## **Dual Aspect Reception Room**

16' 0" x 9' 10" (4.9m x 3m) With double glazed window to front elevation, double glazed French doors leading out to the rear garden, wood effect flooring, ceiling light point, coving to ceiling, two radiators and feature wall panelling

## **Accommodation on the First Floor**

### **Landing**

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

### **Dual Aspect Bedroom One**

9' 10" x 9' 10" (3.0m x 3.0m) With double glazed windows to front and rear elevations, radiator, spot lights to ceiling and door leading into

## **Contemporary En-Suite Shower Room to Rear**

Being fitted with a three piece white suite comprising of; double shower cubicle with thermostatic rainfall shower and additional handheld shower attachment, WC with enclosed cistern and wall mounted flush and wall mounted wash hand basin with obscure double glazed window to rear, complementary metro style tiling to water prone areas, wood effect flooring, ladder style radiator, extractor and spot lights to ceiling

### **Dual Aspect Bedroom Two**

16' 4" x 9' 10" (5.0m x 3.0m) Currently utilised as a lounge with two double glazed windows to rear elevation, double glazed window to front elevation, coving to ceiling, spot lights to ceiling and radiator

### **Family Bathroom to Front**

6' 2" x 6' 2" (1.9m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, obscure double glazed window to front, complementary tiling to water prone areas, wood effect flooring, ladder style radiator, extractor and spot lights to ceiling

## **Accommodation on the Second Floor**

### **Landing**

With ceiling light point, coving to ceiling and doors leading off to

### **WC**

With low flush WC, vanity sink with tiling to splashback and storage below, tiled flooring and ceiling light point

### **Dual Aspect Bedroom Three**

16' 4" x 13' 5" (5m x 4.1m) With double glazed windows to front and rear elevations, double doors to walk-in wardrobe, loft hatch, ceiling light point and radiator

### **Dual Aspect Bedroom Four**

16' 4" x 10' 2" (5.0m x 3.1m) With double glazed windows to front and rear elevations, radiator and ceiling light point



### **Landscaped South East Facing Rear Garden**

Being mainly laid to lawn with paved patio, timber decked area, external power sockets, fencing and walls to boundaries, mature trees and gated access to off road parking to side and garage

### **Garage**

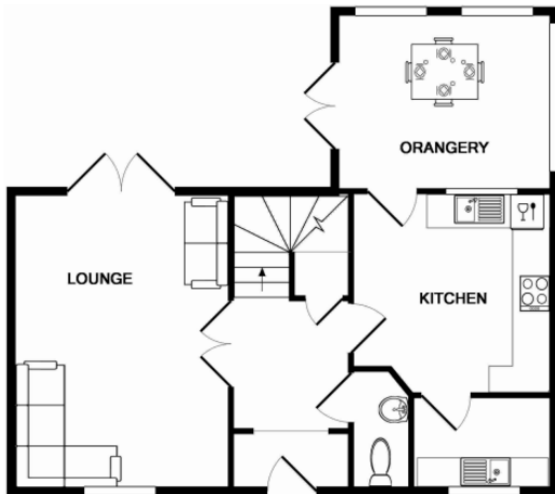
16' 8" x 9' 2" (5.1m x 2.8m) With metal up and over garage door, ceiling light point and storage to eaves with allocated parking in front of garage and to the side accessed via archway to side of property frontage

### **Tenure**

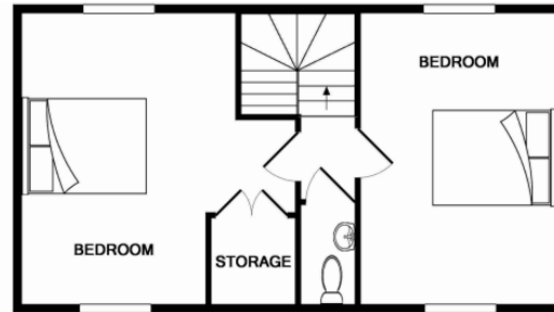
We are advised by the vendor that the property is leasehold with approx. 975 years remaining on the lease and a service charge of approx. £220 per annum, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - E



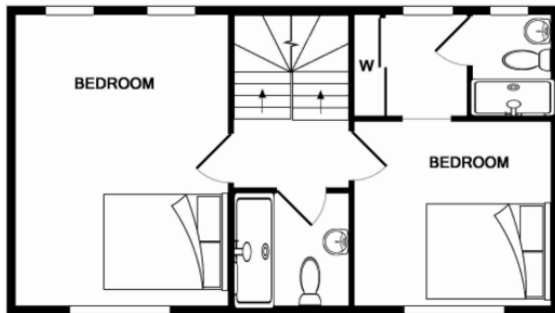




GROUND FLOOR



2ND FLOOR



1ST FLOOR



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