



smarthomes

Tythe Barn Lane

Dickens Heath, Solihull, B90 1PF

- A Spacious First Floor Maisonette
- Two Double Bedrooms
- Garage & Three Parking Spaces
- No Service Charge

£240,000

EPC Rating - 76

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 back from the road behind a tarmac driveway providing off road parking for three vehicles and leading to garage. A wooden gate leads into a pleasant garden that is shared with one other property with a paved footpath leading to a front door giving access into



Entrance Hallway

With ceiling light point and stairs rising to

First Floor Landing

With ceiling spot lights and doors leading off to

Spacious Lounge/Diner

17' 1" x 12' 11" (5.21m x 3.94m) With two UPVC double glazed windows, built in storage cupboard, two wall mounted radiators, access to boarded loft space via a drop down ladder, ceiling spot lights and a feature stone effect fireplace with marble hearth and living flame electric fire



Fitted Kitchen

10' 6" max x 10' 4" max (3.2m max x 3.15m max) Being 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 gas hob with extractor hood over and double oven below. Space and plumbing for washing machine, wall mounted gas central heating boiler, breakfast bar, tiling to splash back areas, wood effect flooring, ceiling spot lights and two UPVC double glazed windows



Bedroom One

12' 6" x 9' 8" (3.81m x 2.95m) With a UPVC double glazed window, radiator, ceiling spot lights and a range of fitted furniture to include wardrobes, bedside cabinets and over bed storage



Bedroom Two

9' 11" x 9' 1" (3.02m x 2.77m) With a UPVC double glazed window, radiator and ceiling spot lights



Spacious Four Piece Bathroom

16' 2" max x 5' 4" (4.93m max x 1.63m) Being fitted with a white suite comprising of a panelled bath, separate shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, airing cupboard, travertine tiling to splash prone areas and floor, ceiling spot lights and an obscure UPVC double glazed window

Pleasant Garden

Being shared with only one other property and being mainly laid to lawn with a paved patio areas, planted shrubs and bushes, panelled fencing to boundaries and gated access to street



Garage

With an up and over door for vehicular access and eaves storage

Tenure

We are advised by the vendor that the property is leasehold with approx. 101 years remaining on the lease, a ground rent of approx. £200 per annum and no service charge payable 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	78
(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	

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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 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.