



smarthomes



- An Impressive Detached Family Home
- Five Bedroom
- Lounge, Dining Room & Large Conservatory
- Dining Kitchen Opening To Family Room/Snug
- Two En-Suites & Five Piece Family Bathroom
- Detached Double Garage

## Hitherside, Dickens Heath, Solihull, B90 1RT

Offers Over £850,000

An impressive detached family home in a sought after location on the outskirts of Dickens Heath Village, benefitting from five bedrooms, spacious lounge, large conservatory, dining room, dining kitchen opening to family room/snug, master bedroom with four piece en-suite and separate dressing room, further en-suite shower room, five piece family bathroom, utility room, guest WC, mature private rear garden, detached double garage and ample off road parking. EPC Rating – 73. Council Tax Band – G.



## 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 lawned fore garden with mature shrubbery borders and blocked driveway to side with walled boundary providing ample off road parking extending to detached double garage. An Indian stone pathway extends to an oversized stone edged front door leading through to



### Entrance Hallway

13' 8" x 7' 6" (4.17m x 2.29m) With decorative Amtico oak style flooring, two ceiling light points, radiator with cover, coving to ceiling, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



### **Guest WC**

3' 6" x 5' 10" (1.07m x 1.78m) With low flush WC, pedestal wash hand basin with tiled splashback, radiator, ceiling light point and obscure double glazed window to front

### **Lounge to Front**

19' 8" x 14' 3" (5.99m x 4.34m) With two ceiling light points, wall lighting, coving to ceiling, double glazed window to front elevation, two radiators with decorative covers, gas fireplace with marble hearth and decorative wooden surround and double glazed windows incorporating French doors leading through to large conservatory



### **Dining Room to Rear**

9' 11" x 13' 9" (3.02m x 4.19m) With ceiling light point, radiator with decorative cover, coving to ceiling, double glazed French doors to conservatory and door leading through to



### **Dining Kitchen to Rear**

11' 3" x 21' 11" (3.43m x 6.68m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets and display shelving with complementary work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye-level electric oven and grill, integrated fridge freezer, breakfast bar seating area, under-cupboard lighting, radiator, spot lights to ceiling, tiled flooring, double glazed windows to side and rear elevations, door to utility room and archway leading through to

### **Family Area/Snug to Front**

10' 0" x 11' 2" (3.05m x 3.4m) With double glazed window to front elevation, ceiling light point, coving to ceiling and radiator

### **Utility Room**

5' 0" x 10' 0" (1.52m x 3.05m) With wall and base units, laminate work surface, composite sink with mixer tap, tiling to splashback, space and plumbing for washing machine, tiled flooring, wall mounted Worcester boiler, ceiling light point, radiator and door leading out to side passage

### **Large Conservatory**

13' 1" x 25' 9" (3.99m x 7.85m) With double glazed windows, polycarbonate roof, wood effect laminate flooring, two ceiling lights with fans and French doors leading out to the rear garden, lounge and dining room

### **Accommodation on the First Floor**

#### **Landing**

15' 6" x 8' 0" (4.72m x 2.44m) With two ceiling light points, airing cupboard, loft hatch, double glazed window to front elevation, radiator with decorative cover and doors leading off to

#### **Bedroom One to Front**

15' 10" x 12' 5" (4.83m x 3.78m) With double glazed window to front elevation, radiator, ceiling light point, door to en-suite and door leading into

#### **Dressing Room to Rear**

7' 2" x 7' 2" (2.18m x 2.18m) With double glazed window to rear elevation, fitted clothes rails and shelving, ceiling light point and radiator

#### **Four Piece En-Suite Shower Room to Rear**

7' 3" x 8' 4" (2.21m x 2.54m) Being fitted with a four piece white suite comprising; panelled bath, shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin, obscure double glazed window to side, tiling to water prone areas, radiator, extractor and ceiling light point

#### **Bedroom Two to Front**

13' 11" x 11' 4" (4.24m x 3.45m) With double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes and door leading into

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

11' 0" x 5' 0" (3.35m x 1.52m) Being fitted with a three piece white suite comprising; shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with obscure double glazed window to side, tiling to water prone areas, radiator, shaver socket, extractor and ceiling light point

#### **Bedroom Three to Rear**

12' 6" x 8' 5" (3.81m x 2.57m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes

### **Bedroom Four to Rear**

7' 3" x 10' 1" (2.21m x 3.07m) With double glazed window to rear elevation, radiator and ceiling light point

### **Bedroom Five to Rear**

8' 0" x 11' 10" (2.44m x 3.61m) With double glazed window to rear elevation, radiator and ceiling light point

### **Five Piece Family Bathroom**

8' 3" x 8' 3" (2.51m x 2.51m) Being fitted with a five piece white suite comprising; panelled bath with telephone effect mixer tap and shower attachment, low flush WC, bidet, shower cubicle with thermostatic shower and pedestal wash hand basin, obscure double glazed window to side, tiling to water prone areas, extractor, radiator and ceiling light point





### **Private Rear Garden**

A private and mature rear garden having a shaped lawn, paved patio, a range of mature trees, shrubs and bushes, additional paved seating terrace, gated side access, external lighting, timber potting shed and part glazed composite door to detached garage

### **Detached Double Garage**

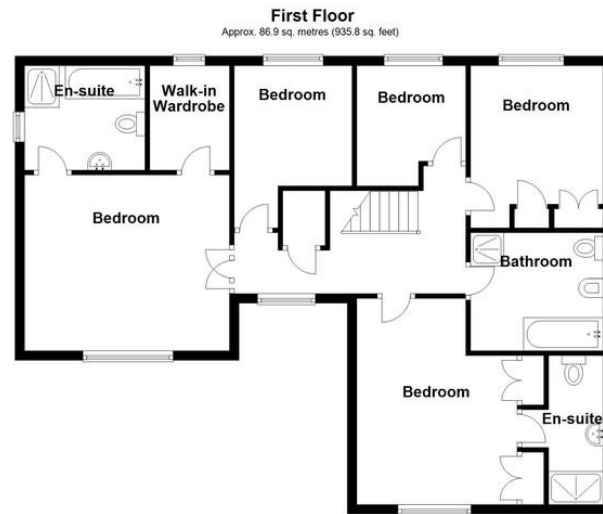
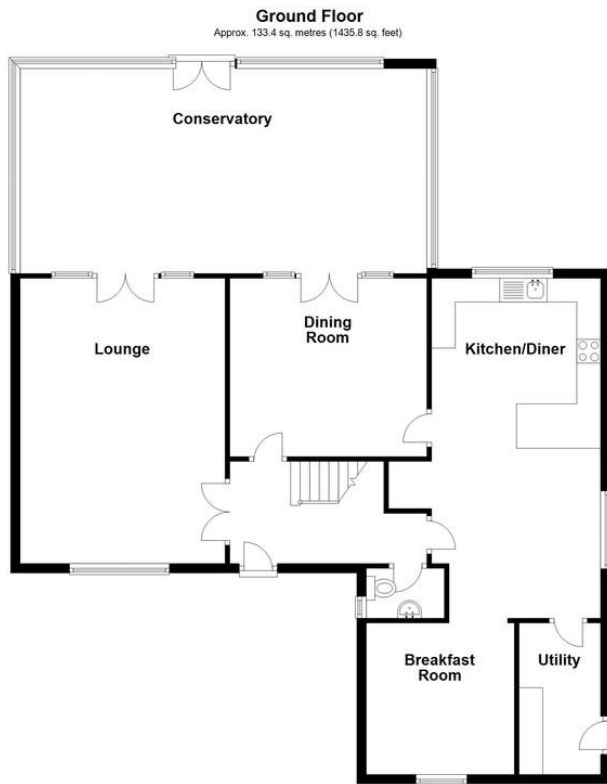
17' 2" x 16' 10" (5.23m x 5.13m) With electric up and over garage door to driveway, double glazed window to side, door to rear garden, power and lighting

### **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 Nigel Hodges. Current council tax band - G







Total area: approx. 220.3 sq. metres (2371.7 sq. feet)



316 Stratford Road, Shirley,  
Solihull, West Midlands, B90  
3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 824 5133  
[portfolio@smart-homes.co.uk](mailto:portfolio@smart-homes.co.uk)

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.