



smarthomes

Aldershaws

Dickens Heath, Solihull, B90 1SQ

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Spacious Open Plan Lounge/Diner
- Conservatory

£325,000

EPC Rating - 69

Current Council Tax Band - D





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 located in a secluded area on the edge of Dickens Heath Village and is set back from the road behind a lawned fore garden and paved pathway extending to canopy porch with UPVC obscure double glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring and doors leading off to



Guest WC

With low flush WC, wall mounted wash hand basin, wood effect flooring, obscure double glazed window and ceiling light point

Spacious Lounge Diner to Rear

12' 5" x 16' 3" (3.78m x 4.95m) With wood effect flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, radiator, ceiling spot lights and double glazed French doors leading through to



Conservatory

12' 6" x 10' 5" (3.81m x 3.18m) With self cleaning roof, double glazed windows, double glazed French doors leading out to the rear garden and wood effect flooring

Kitchen to Front

7' 6" x 8' 4" (2.29m x 2.54m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space and plumbing for washing machine and dishwasher, wall mounted boiler, wood effect flooring and double glazed window to front



Landing

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

Bedroom One to Rear

13' 5" x 8' 4" (4.09m x 2.54m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes

Bedroom Two to Front

8' 4" x 9' 6" (2.54m x 2.9m) With double glazed window to front elevation, radiator and ceiling light point





Bedroom Three to Rear

9' 1" x 6' 8" (2.77m x 2.03m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Front

Being fitted with a three piece suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to water prone areas, radiator, wood effect flooring and ceiling light point



Rear Garden

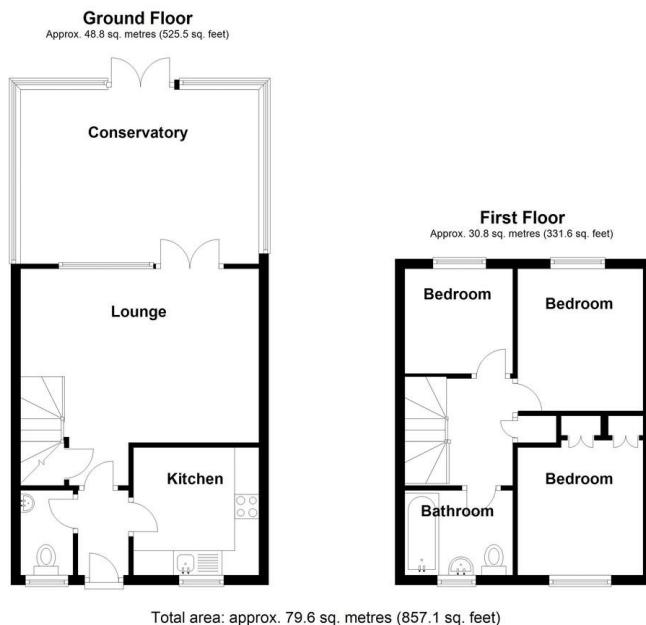
Being paved for low maintenance with shrub borders and fencing and walls to boundaries

Garage

Situated in a separate block with tandem parking in front, up and over garage door and storage to eaves

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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	68	
(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 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.