



smarthomes



- A Four Bedroom Detached Family Home
- Four Piece En-Suite Bathroom
- Two Reception Rooms & Home Office/Study
- Dining Kitchen

Whitchurch Lane, Dickens Heath, Solihull, B90 1PB

£650,000

A four bedroom detached family home in a popular location with no upward chain, two reception rooms, study/home office, dining kitchen, guest WC, utility room, four piece en-suite bathroom, family bathroom, low maintenance rear garden, double garage and gated off road parking. EPC Rating – 76. Council Tax Band – F.



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 block paved driveway to side providing off road parking and access to double gates through to further tarmacadam off road parking, obscure double glazed door to utility room, gated access to rear garden and double garage. A lawned fore garden with shrubbery beds and paved pathway extends to canopy porch with lighting and composite front door giving access to





Entrance Hallway

With spot lights to ceiling, radiator, coving to ceiling, stairs leading to the first floor accommodation and doors leading off to



Study/Home Office to Front

9' 2" x 6' 6" (2.8m x 2.0m) With double glazed window to front elevation, ceiling light point, coving to ceiling, radiator and freestanding bookcase

Lounge to Front

16' 0" x 13' 1" (4.9m x 4.0m) With double glazed window to front elevation, two radiators, two ceiling light points, coving to ceiling, gas fireplace with marble hearth and stone surround and glazed double doors leading through to



Dining Room to Rear

9' 10" x 9' 10" (3.0m x 3.0m) With double glazed window to rear elevation, ceiling light point, coving to ceiling, radiator and door leading through to

Dining Kitchen to Rear

18' 4" x 13' 9" (5.6m x 4.2m) Being fitted with a range of wall, drawer and base units incorporating glazed cabinets and display shelving with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring Neff gas hob with extractor over, inset eye-level Neff double oven, grill and microwave oven, integrated fridge freezer and Neff dishwasher, radiator, ceiling light points, tiled flooring, double glazed windows to rear, double glazed French doors leading out to the rear garden and door leading into

Utility Room

8' 10" x 5' 2" (2.7m x 1.6m) With double glazed door leading to gated off road parking to side, wall and base units, laminate work surface, sink and drainer unit, tiling to splashbacks, Bosch washing machine and tumble dryer, cupboard housing Ideal boiler, tiled flooring, extractor, radiator and ceiling light point

Guest WC

With obscure double glazed window to side, low flush WC, wall mounted wash hand basin with tiling to splashback, radiator and ceiling light point

Accommodation on the First Floor

Landing

With double glazed window to side, radiator, loft access, spot lights to ceiling, coving to ceiling, two useful storage cupboards and doors leading off to

Bedroom One to Front

14' 5" x 14' 1" (4.4m x 4.3m) With double glazed window to front elevation, radiator, ceiling light point, built-in wardrobes and door leading into

Four Piece En-Suite Bathroom to Front

6' 2" x 10' 2" (1.9m x 3.1m) Being fitted with a four piece white suite comprising; panelled bath, WC with enclosed cistern, vanity wash hand basin with fitted storage and shower enclosure with thermostatic shower, obscure double glazed window to front, tiling to water prone areas, ladder style radiator, extractor, shaver socket and spot lights to ceiling

Bedroom Two to Front

10' 2" x 10' 2" (3.1m x 3.1m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

10' 2" x 10' 2" (3.1m x 3.1m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobes

Bedroom Four to Rear

8' 10" x 6' 10" (2.7m x 2.1m) With double glazed window to rear elevation, radiator, built-in wardrobe and ceiling light point

Family Bathroom to Rear

6' 6" x 6' 2" (2.0m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, ladder style radiator, shaver socket, extractor and spot lights to ceiling

Low Maintenance Rear Garden

Having a Sandstone paved patio with lawned area, a variety of mature shrubs and bushes, fencing to boundaries, gated access to off road parking to side and UPVC double glazed door to

Double Garage

18' 0" x 17' 8" (5.5m x 5.4m) With double glazed window to garden, two metal up and over electric garage doors to gated off road parking, freestanding storage units, lighting and power points

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 - F





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