



smarthomes

Short Street

Dickens Heath, Solihull, B90 1TG

- An Extended Detached Coach House
- Three Double Bedrooms
- Lounge With Folding Doors to South/West Facing Garden
- En-Suite Shower Room, Family Bathroom & Guest WC
- No Upward Chain

£325,000

EPC Rating - 67

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 has block paved off road parking to front leading to up and over garage door and canopy porch with external lighting and composite front door with double glazed insert leading through to

Entrance Hallway

With ceiling light point, radiator, coving to ceiling, wood effect flooring, double glazed window to front, stairs leading to the first floor accommodation, double doors to useful storage cupboard and door leading through to



Kitchen

11' 9" x 7' 7" (3.58m x 2.31m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary wood effect work surfaces, ceramic sink and drainer unit with mixer tap, Metro style tiling to splashback areas, four ring hob with extractor canopy over, inset electric oven and grill, inset eye-level microwave oven, integrated dishwasher and fridge freezer, space and plumbing for washing machine, radiator, spot lights to ceiling, wood effect flooring, glazed door to lounge and door to



Guest WC

With low level WC, vanity sink with feature splashback and vanity mirror, ceiling light point and wood effect flooring

Lounge to Rear

14' 7" x 13' 10" (4.44m x 4.22m) With double glazed folding doors leading out to the South West facing rear garden, ceiling light point, radiator and wood effect flooring

Accommodation on the First Floor



Landing

With ceiling light point, drop down ladder to loft space, two useful storage cupboards and doors leading off to

Bedroom One to Front

10' 0" x 17' 2" (3.05m x 5.23m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling and door leading into

En-Suite Shower Room to Rear

7' 7" x 6' 6" (2.31m x 1.98m) Being fitted with a three piece white suite comprising of; over-sized walk-in shower with thermostatic shower, low flush WC and vanity wash hand basin with complementary tiling to water prone areas and floor, obscure double glazed window to rear, ladder style radiator, shaver socket, extractor and spot lights to ceiling



Bedroom Two to Rear

10' 6" x 14' 8" (3.2m x 4.47m) With two double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Front

11' 7" x 10' 11" (3.53m x 3.33m) With double glazed window to front elevation, radiator and fitted wardrobes

Family Bathroom

6' 7" x 5' 7" (2.01m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window to side, shaver socket, extractor, radiator and ceiling light point



South West Facing Rear Garden

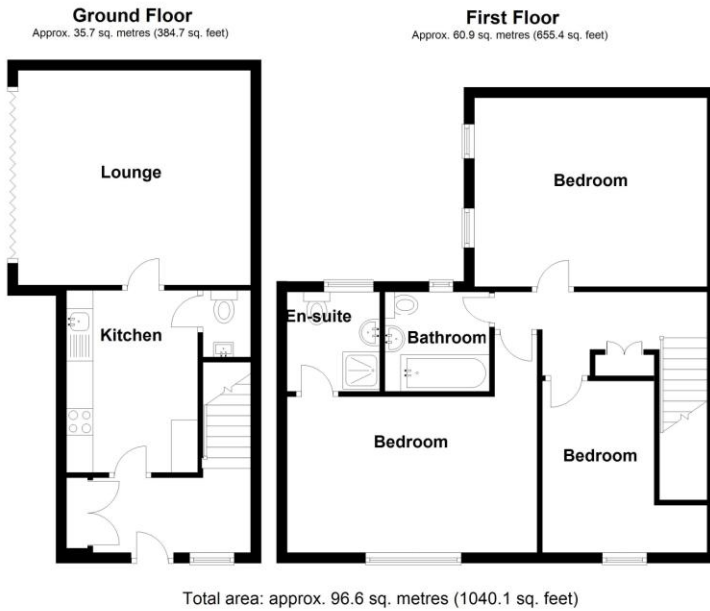
Being mainly laid to lawn with timber decked terrace, walled and fenced boundaries and UPVC obscure glazed door to garage

Garage

17' 0" x 8' 5" (5.18m x 2.57m) With up and over garage door to front, lighting, power and door to garden

Tenure

We are advised by the vendor that the property is leasehold with approx. 974 years remaining on the lease and a maintenance fee of approx. £200 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 Vendor. Current council tax band – C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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.