



smarthomes

## Main Street

Dickens Heath, Solihull, B90 1FJ

- A Well Presented Four Bedroom Town House
- No Upward Chain
- Open Plan Lounge Diner & Kitchen
- En-Suite Shower Room & Jack & Jill Family Bathroom
- Terrace Garden, Communal Gardens & Two Allocated Parking Spaces

**£320,000**

EPC Rating 79

Current Council Tax Band E





## 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 a feature storm porch with tiled flooring and wooden front door leading through to

### Entrance Hallway

With ceiling downlights, radiator with decorative cover, tiled flooring, stairs leading to the first floor accommodation and doors leading off to



### **Guest WC**

With low flush WC, wall mounted wash hand basin with tiling to splashback, extractor, ceiling downlights and tiled flooring

### **Open Plan Lounge Diner & Kitchen**

38' 2" max x 17' 4" (11.63m x 5.28m) Being fitted with a range of high gloss wall, drawer and base units with complementary stone effect work surfaces and matching upstands, sink and drainer unit with mixer tap, Metro style tiling to splashback areas, four ring gas hob with stainless steel extractor canopy over, inset electric oven and grill, integrated dishwasher, washing machine and fridge freezer, radiator with decorative cover, a range of ceiling light points, feature wood effect flooring, door to under-stairs storage cupboard, double glazed windows to front and rear and double glazed French doors leading out to the rear patio garden



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

#### **Landing**

With ceiling light point, useful storage cupboard and doors leading off to



#### **Bedroom One to Rear**

13' 8" x 10' 10" (4.17m x 3.3m) With double glazed window to rear elevation, radiator, ceiling light point, built-in wardrobes with sliding doors, loft access and door leading into

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

10' 10" x 4' 0" (3.3m x 1.22m) Being fitted with a three piece white suite comprising of; over-sized shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas and floor, ladder style radiator, shaver socket, extractor and ceiling light point



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

10' 9" x 14' 9" (3.28m x 4.5m) With double glazed window to front elevation, radiator, ceiling light point, built-in wardrobe with sliding doors and door leading into



### Jack & Jill Family Bathroom

6' 2" x 10' 8" (1.88m x 3.25m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, ladder style radiator, extractor, spot lights to ceiling, shaver socket and door to landing

### Bedroom Three to Front

6' 4" x 13' 9" (1.93m x 4.19m) With double glazed window to front elevation, radiator and ceiling light point

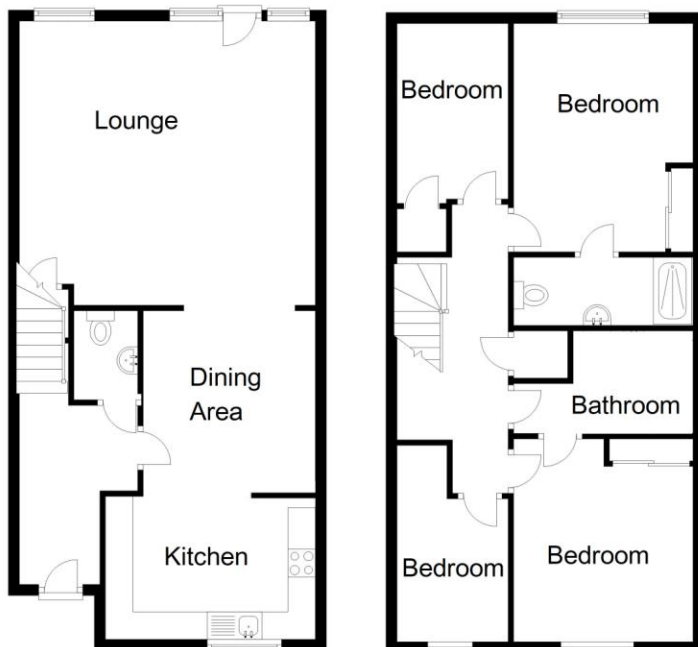


### Bedroom Four to Rear

6' 4" x 10' 2" (1.93m x 3.1m) With double glazed window to rear elevation, radiator, ceiling light point and over-stairs storage cupboard

### Terrace Garden

With block paved patio terrace, wrought iron railings to boundaries and gate to communal gardens with under-ground car park access and two allocated secure underground parking spaces



### Tenure

We are advised by the vendor that the property is leasehold with approx. 983 years remaining on the lease, a service charge of approx. £2,400 per annum and a ground rent of approx. £202 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 Nigel Hodges. Current council tax band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	79	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.