



smarthomes

Yarn Lane

Dickens Heath, Solihull, B90 1TU

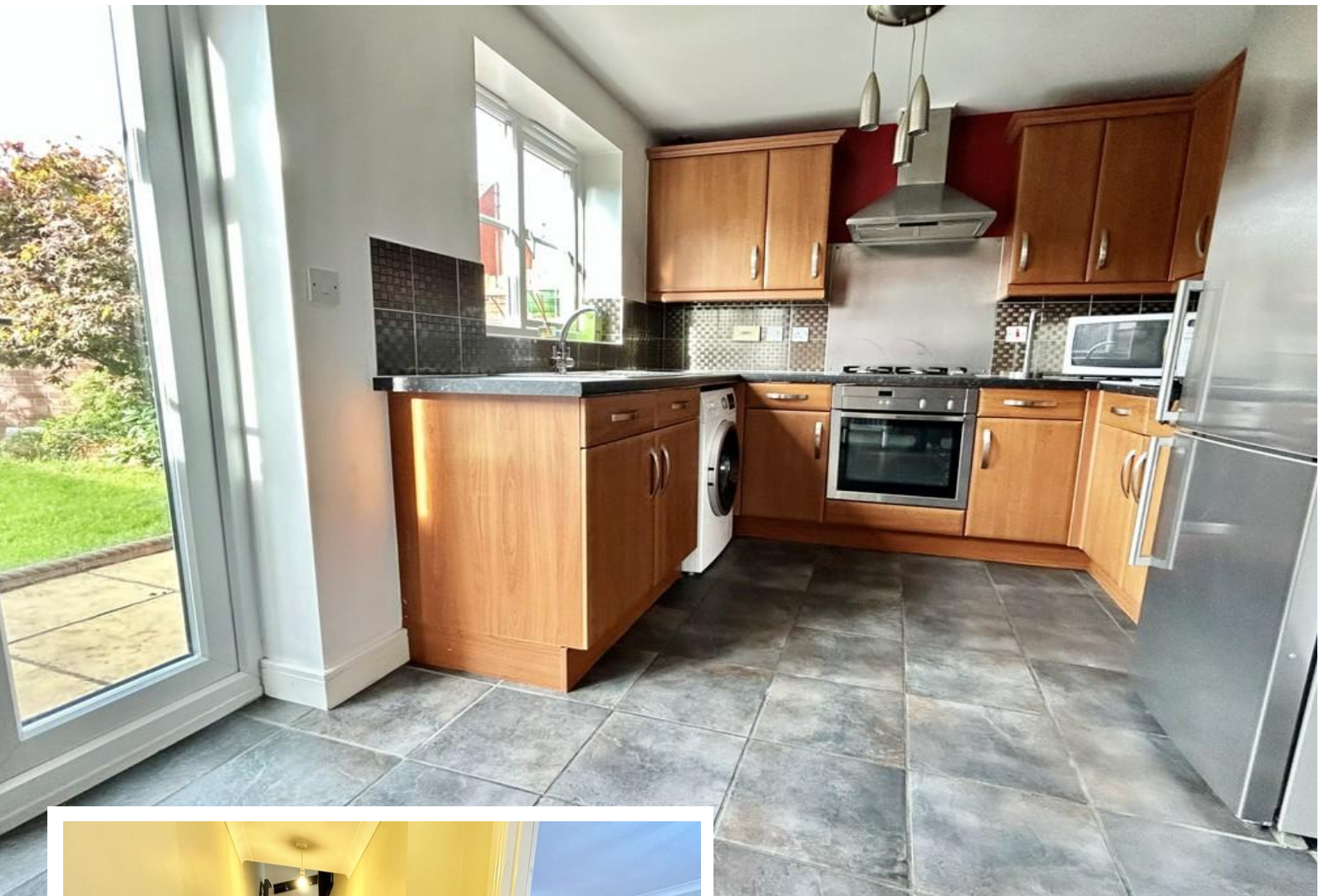
- A Well Presented Semi-Detached Property
- Three Bedrooms
- En-Suite Shower Room
- No Upward Chain

Offers Over £300,000

EPC Rating - 67

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 set back from the road behind a small fore garden with a composite double glazed door leading into

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, laminate flooring and door leading off to



Lounge to Front

16' 6" x 10' 5" max (5.03m x 3.18m max) With UPVC double glazed window to front elevation, wall mounted radiator, two ceiling light points and door to

Inner Hallway

With a ceiling light point, door to W.C and door to

Kitchen/Diner to Rear

14' 1" x 8' 7" (4.29m x 2.62m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Freestanding washing machine and fridge/freezer, concealed wall mounted gas central heating boiler, under stairs storage cupboard, tiling to splash back areas and floor, radiator, ceiling light points, UPVC double glazed French doors leading to rear garden and a UPVC double glazed window to the rear aspect



Guest W.C

Being fitted with a white suite comprising a low flush W.C and wall mounted wash hand basin. Tiling to splash back areas and floor, radiator and ceiling light point



Landing

With ceiling light point, airing cupboard, over stairs storage cupboard, loft hatch and doors leading off to

Bedroom One to Front

11' 7" x 9' 6" (3.53m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes and door to



En-Suite Shower Room

Being fitted with a modern white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation

Bedroom Two to Rear

8' 10" x 8' (2.69m x 2.44m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Rear

9' x 6' 2" (2.74m x 1.88m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Side

Being fitted with a white suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, resin stone flooring, ceiling light point and an obscure double glazed window to the side elevation



Westerly Facing Rear Garden

Being mainly laid to lawn with paved patio, wall and panelled fencing to boundaries, cold water tap, shrub borders and gated rear access leading to

Garage & Parking

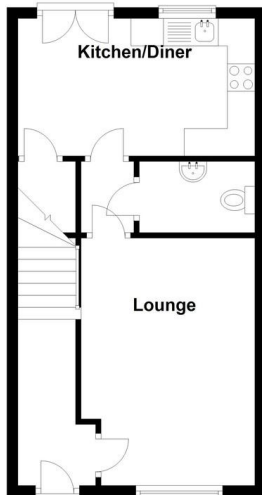
With a garage being located in a separate block with an up and over door for vehicular access and eaves storage. There is a block paved parking space in front of the garage and a further tarmac parking space

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

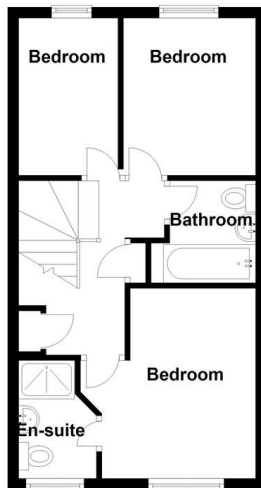
Ground Floor

Approx. 36.8 sq. metres (395.9 sq. feet)

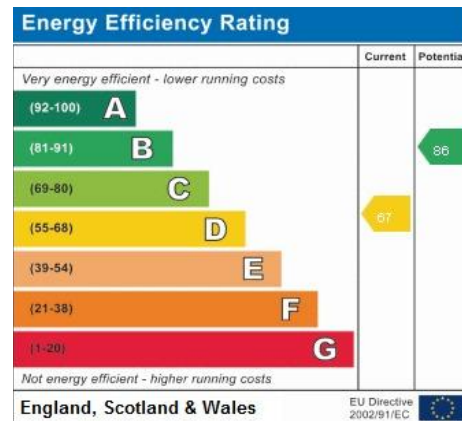


First Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



Total area: approx. 73.0 sq. metres (786.1 sq. feet)



316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.