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- A Beautifully Presented & Thoughtfully Extended Detached Family Home
- Four Double Bedrooms
- Two Re-Fitted En-Suite Shower Rooms
- Superb Open Plan Family Kitchen/Diner

Meadow Pleck Lane, Dickens Heath, Solihull, B90 1SN

£700,000

A beautifully presented and thoughtfully extended four double bedroom detached family home situated in a most sought after location. Offering accommodation comprising a spacious though lounge, superb open plan family kitchen/diner, re-fitted guest W.C, four double bedrooms, two re-fitted en-suite shower rooms, luxury re-fitted family bathroom, landscaped West facing rear garden, double garage and driveway parking . Council Tax Band – G. EPC Rating - 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 landscaped fore garden with retaining railway sleeper borders, planted shrubs and bushes and a canopy porch with double glazed composite front door leading into

Welcoming Entrance Hallway

With engineered wooden flooring, ceiling spot lights, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and double doors leading off to





Spacious Triple Aspect Lounge

19' x 10' 10" (5.79m x 3.3m) With double glazed windows to three elevations, two wall mounted radiators, two ceiling light points and an open style fire with gas log burning stove style fire with slate hearth



Superb Open Plan Family Kitchen/Diner

35' 11" max x 16' 11" max (10.95m max x 5.16m max) Being re-fitted with a range of wall, base and drawer units with a marble work surface over incorporating an inset sink and cutlery bowl with mixer tap over, further incorporating a Bosch 5 ring gas hob with extractor hood over. Eye level Bosch electric oven, integrated microwave, plate warming drawer, integrated dishwasher and wine cooler. Central island with butcher block style work surface incorporating breakfast bar, tiling to floor with under floor heating, wall mounted radiators, ceiling light points and spot lights, feature vaulted ceiling with Velux roof window, double glazed bay window to front elevation, double glazed windows to side and rear aspects and glazed bi fold doors leading to hallway and rear garden



Re-Fitted Guest W.C

Being re-fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure double glazed window to front, tiling to splash back areas and floor, brass heated towel rail and ceiling spot lights

Gallery Landing

With ceiling light point, wall mounted radiator, airing cupboard, double glazed window to front elevation, loft hatch and doors leading off to

Bedroom One to Front

11' 2" x 10' 11" (3.4m x 3.33m) With double glazed window to front elevation, radiator, SMART ceiling light points, USB chargers, feature wall panelling with LED lighting, two double fitted wardrobes and door to

Re-Fitted En-Suite Shower Room to Rear

Being re-fitted with a modern white suite comprising of a corner shower enclosure, floating vanity wash hand basin and a low flush W.C. Matt black heated towel rail, tiling to full height and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Dual Aspect Bedroom Two

17' 10" max x 10' 2" max (5.44m max x 3.1m max) With double glazed windows to side and rear elevations, radiator, ceiling light point, built in storage cupboard and door to

Re-Fitted En-Suite Shower Room to Rear

Being re-fitted with a modern white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor with under floor heating, ceiling light point and an obscure double glazed window to the rear elevation

Bedroom Three to Rear

13' 1" x 9' 4" (3.99m x 2.84m) With double glazed window to rear elevation, double fitted wardrobe, radiator and ceiling light point

Bedroom Four to Front

12' 1" x 9' (3.68m x 2.74m) With double glazed window to front elevation, radiator and ceiling light point

Luxury Re-Fitted Family Bathroom to Side

Being re-fitted with a modern white suite comprising of a feature tiled bath with shower attachment, floating vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Landscaped West Facing Rear Garden

Being mainly laid to lawn with composite decked and porcelain tiled patio areas, bespoke covered entertainment area with decking and lighting, panelled fencing to boundaries, gated access to property frontage and courtesy door to

Double Garage

18' x 16' (5.49m x 4.88m) Located at the side of the property with two up and over doors leading to driveway, vaulted ceiling with eaves storage and ceiling light point

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 – G



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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 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.