



smarthomes

## Dewberry Road

Tidbury Green, Solihull, B90 1UH

- A Beautifully Presented Family Home
- Three Bedrooms
- Breakfast Kitchen
- En-Suite Shower Room

**£385,000**

EPC Rating 84

Current Council Tax Band E





## Property Description

The Village of Tidbury Green provides semi-rural character surrounded by lush greenery and has a close-knit community feel. Earlswood Lakes are less than a mile away and made up of three reservoirs popular with anglers, as well as being a nature reserve – a lovely spot for walking.

Around five miles from the town centre and just less than a mile from Whitlocks End Train Station, taking around 20 minutes to Birmingham Moor Street, this is the perfect spot for commuters and for accessing the many leisure attractions Birmingham has to offer. Wythall Train Station is also less than a mile away providing access to Stratford-Upon-Avon and there is easy access to the M42 and motorway links.

The nearest supermarket is also about a mile away (Tesco Express) in the neighbouring village of Dickens Heath, along with several independent stores, Costa Coffee, restaurants and bars.

Further afield, Solihull Town Centre has two malls – Touchwood and Mell Square – and a good selection of chain stores and independents along High Street, Mill Lane and Drury Lane.

For families, there are several well-regarded schools in the local area, including Tidbury Green School, Dickens Heath



Community Primary School and Light Hall School for secondary students; however we do advise all interested parties to check the school catchments for yourselves.

The property is set back from the road behind a lawned fore garden and tarmac driveway providing off road parking extending to gated access to rear garden, up and over garage door and paved pathway extending to canopy porch with exterior lighting and composite front door leading through to

**Entrance Hallway**

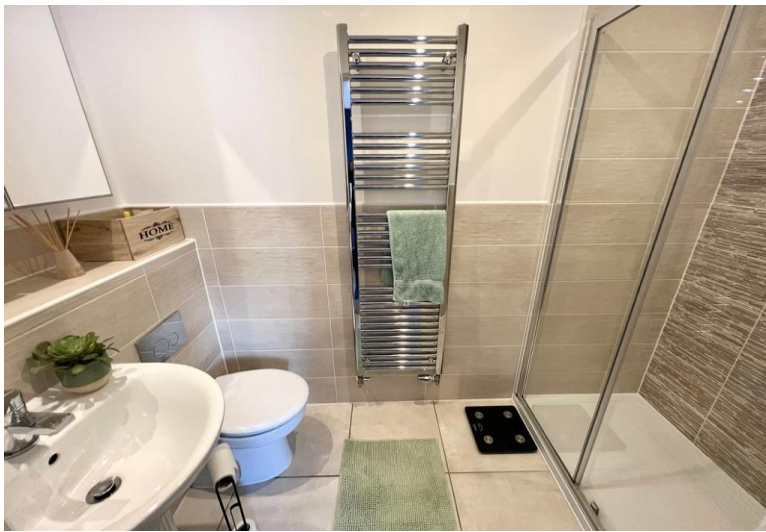
With wood effect flooring, radiator, ceiling light point and doors leading off to

**Guest WC**

Having a WC with enclosed cistern and wall mounted flush, pedestal wash hand basin, tiling to half height, tiled flooring, ladder style radiator, extractor and ceiling light point

**Lounge to Front**

13' 1" x 10' 9" (4.0m x 3.3m) With wood effect flooring, two ceiling light points, two radiators, double glazed window to front elevation with American style shutters, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door leading through to



**Breakfast Kitchen to Rear**

15' 5" x 11' 1" (4.7m x 3.4m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with glazed splashback and extractor canopy over, inset Zanussi oven, island with breakfast bar seating area, under-cupboard lighting, integrated washing machine and fridge freezer, cupboard housing Logic boiler, plumbing for dishwasher, radiator, ceiling light points, tiled flooring and double glazed windows to rear incorporating French doors leading out to the West facing rear garden

**Accommodation on the First Floor**

**Landing**

With ceiling light point, loft access and doors leading off to



**Bedroom One to Rear**

11' 9" x 11' 1" (3.6m x 3.4m) With radiator, ceiling light point, double glazed window to rear elevation, two useful storage cupboards with American style shutters and door leading into

**En-Suite Shower Room**

Being fitted with a three piece white suite comprising of; over-sized walk-in shower with electric shower, WC with enclosed cistern and pedestal wash hand basin with complementary tiling to water prone areas and floor, ladder style radiator, extractor and spot lights to ceiling





**Bedroom Two to Front**

9' 10" x 8' 6" (3.0m x 2.6m) With radiator, ceiling light point and double glazed window to front elevation with American style shutters

**Bedroom Three to Front**

6' 6" x 6' 6" (2.0m x 2.0m) With radiator, ceiling light point and double glazed window to front elevation with American style shutters

**Family Bathroom**

8' 2" x 5' 2" (2.5m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and wall mounted flush and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, ladder style radiator, extractor and spot lights to ceiling



**West Facing Rear Garden**

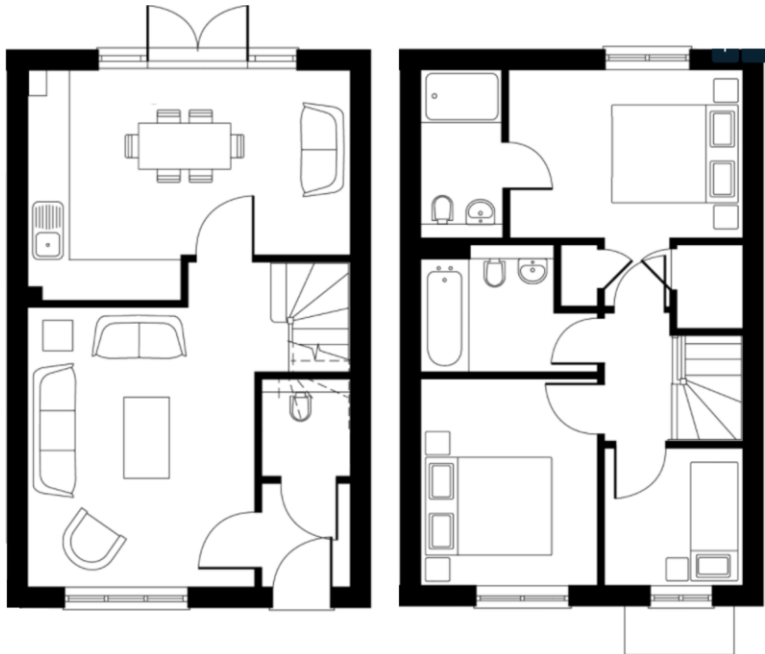
Being mainly laid to lawn with paved patio, shrub borders, gated access to driveway and fencing to boundaries

**Garage**

20' 8" x 10' 5" (6.3m x 3.2m) With metal up and over garage door to driveway, ceiling light point 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 - D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		96
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

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

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