



smarthomes

Wadbarn

Dickens Heath, Solihull, B90 1ST

- A Well Presented Semi Detached Property
- Three Bedrooms
- Kitchen Diner
- Conservatory

£380,000

EPC Rating 74

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 block paved driveway providing off road parking, extending to garage and having a UPVC double glazed door leading into

Entrance Hallway

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

Lounge to Front

16' 4" x 10' 2" (5m x 3.1m) With UPVC double glazed bay window to front elevation, UPVC double glazed door to rear with matching windows to either side, central heating radiator, two LED ceiling lights, TV aerial and electric power points.



Kitchen Diner to Front

17' 0" x 10' 5" (5.2m x 3.2m) Being fitted with a range of wall, drawer and base units in a light Oak finish with complementary work surfaces over incorporating a four ring gas hob with electric oven beneath and extractor over, one and a half Belfast style sink and drainer unit with mixer tap, tiling to splashback areas, plumbing for washing machine and dishwasher, space for tumble dryer and American style fridge freezer, useful under stairs storage cupboard. UPVC double glazed window to the front elevation, UPVC double glazed door through to the conservatory with matching windows to either side, tiling to floor, radiator and downlighters to ceiling.



Conservatory to Rear

12' 9" x 12' 1" (3.9m x 3.7m) With double opening doors leading out to the rear garden, glazed roof, ceiling light and fan, tiling to floor with under-floor heating, radiator, TV aerial and electric power points.

Accommodation on The First Floor

Landing

With ceiling light point, UPVC double glazed window to rear, loft access, electric power points, central heating radiator, airing cupboard and doors leading off to



Bedroom One to Rear

12' 1" x 14' 5" (max) (3.7m x 4.4m (max)) With UPVC double glazed window to rear elevation, range of built-in wardrobes, radiator, ceiling light point, electric power points and TV aerial point.

Bedroom Two to Front

10' 9" x 10' 2" (3.3m x 3.1m) Having a UPVC double glazed window to the front, ceiling light, electric power points, built in wardrobes and door through to

En Suite Shower Room To Rear

Having a UPVC obscure double glazed window to the rear elevation, shower cubicle with bi-folding shower door with electric shower over with rain cloud attachments, wash hand basin enclosed into vanity unit with mixer tap over, low level flush toilet, chrome ladder style central heating radiator, shaver socket, downlighters to ceiling with extractor, complementary tiling to all walls and floor area.



Bedroom Three to Front

With UPVC double glazed window to front elevation, radiator, wood effect laminate flooring, ceiling light point and electric power points.



Family Bathroom to Front

9' 2" x 4' 11" (2.8m x 1.5m) Having a white three piece suite comprising of a P shaped bath with shower and rain cloud attachment, glass shower screen, wash hand basin and a low flush W.C enclosed in a vanity unit with mixer tap over, Chrome heated towel rail, shaver socket, downlighters and extractor, tiling to splash prone areas and floor and an obscure UPVC double glazed window to the front elevation

Garden

Having a slate terraced patio area wrapping round to the side of the conservatory, being mainly laid to lawn with raised railway sleeper beds, a variety of mature shrubs and bushes, exterior light, security lighting and fencing to boundaries.

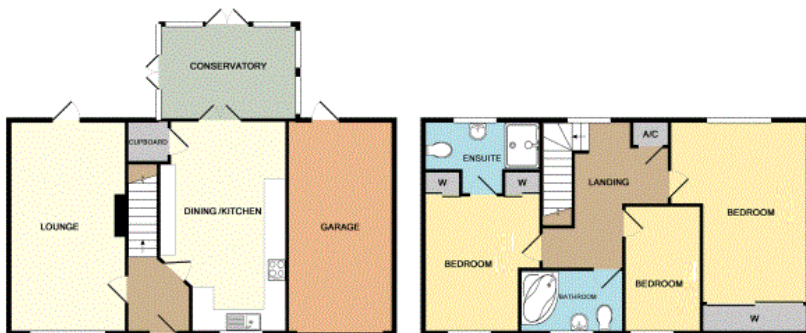


Garage

1' 6" 4" x 8' 2" (5.0m x 2.5m) Having an electric roller shutter blind, wall mounted Worcester Bosch central heating boiler, ceiling light and electric power points.

Tenure

We are advised by the vendor that the property is leasehold with approx. 975 years remaining on the lease, a service charge of approx. £120 per annum and a peppercorn ground rent 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(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 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.