



smarthomes



- A Beautifully Presented Detached Family Home
- Four Bedrooms
- Impressive Designer Breakfast Kitchen
- En-Suite Shower Room

Campion Way, Dickens Heath, Solihull, B90 1RX

£650,000

A beautifully presented detached family home benefitting from four bedrooms, impressive designer breakfast kitchen, spacious lounge, conservatory, en-suite shower room, family bathroom, guest WC, utility room, landscaped rear garden, double garage and off road parking.

EPC Rating – 71

Council Tax Band - F



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 fore garden leading to canopy porch with double gates to block paved driveway to side providing off road parking with EV car charging point extending to double garage doors and gated access to the rear garden



Entrance Hallway

With ceiling spot lights, vertical radiator, tiled flooring, staircase leading to the first floor accommodation with feature oak glazed balustrade and attractive doors leading off to



Guest WC to Front

With low flush WC, vanity wash hand basin, vertical radiator, ceiling light point, obscure double glazed window to front, tiling to splashback and tiled flooring



Superb Re-fitted Breakfast Kitchen

19' 0" x 11' 2" (5.79m x 3.4m) Being re-fitted with a contemporary range of handle-less, high gloss wall, drawer and base units with complementary Consentino Dekton work surfaces and matching splashback, inset Franke sink with Quooker boiling and filtered chilled tap, four ring induction hob with feature extractor over, inset eye-level Siemens oven, with grill & steam function and microwave oven, integrated Siemens dishwasher, fridge freezer and wine fridge, feature lighting to ceiling and worktops, two vertical radiators, tiled flooring, double glazed window to front and double glazed folding doors leading through to the landscaped rear garden



Utility to Rear

6' 2" x 6' 2" (1.88m x 1.88m) Having fitted cupboards with slate effect work surface, cupboard housing boiler, vertical radiator, tiled flooring, space and plumbing for washing machine and tumble dryer and double glazed door leading out to the rear garden

Spacious Lounge

19' 0" x 11' 3" (5.79m x 3.43m) With double glazed window to front elevation, two vertical radiators, wood effect Amtico flooring, log burning stove with slate hearth and wooden plinth over, wall lighting, coving to ceiling and attractive glazed folding doors leading into

Conservatory

9' 3" x 11' 6" (2.82m x 3.51m) With double glazed windows, double glazed French doors leading out to the rear garden, wood effect Amtico flooring, insulated roof and ceiling light point

Accommodation on the First Floor

Landing

With double glazed window to front elevation, feature oak and glazed balustrade, ceiling light point, loft access attractive oak doors leading off to

Bedroom One to Rear

12' 2" x 11' 8" (3.71m x 3.56m) With double glazed window to rear elevation, radiator, ceiling light point and door leading into

En-Suite Shower Room to Rear

8' 7" x 3' 2" (2.62m x 0.97m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and pedestal wash hand basin with complementary tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, shaver socket and spot lights to ceiling

Bedroom Two to Rear

8' 9" x 11' 7" (2.67m x 3.53m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

7' 4" x 11' 8" (2.24m x 3.56m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Front

6' 10" x 11' 10" (2.08m x 3.61m) With double glazed window to front elevation, radiator, ceiling light point and built-in hanging storage

Family Bathroom to Rear

6' 6" x 8' 7" (1.98m x 2.62m) Being fitted with a three piece white suite comprising; freestanding bath with centralised mixer tap and shower attachment, low flush WC and vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, shaver socket, extractor and spot lights to ceiling

Landscaped Rear Garden

Being mainly laid to lawn with composite decked patio, fencing and walls to boundaries, gated side access to front, gravel borders and additional decked terrace

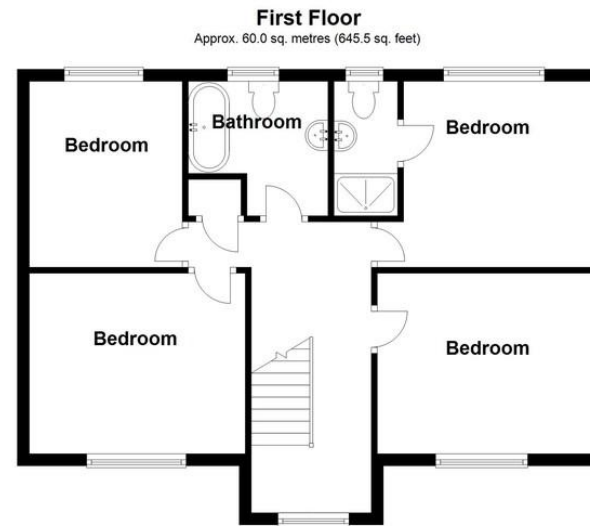
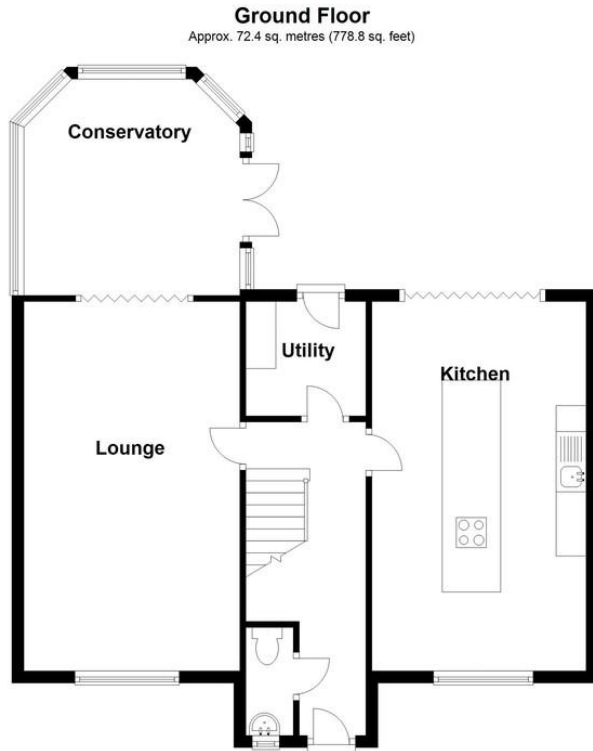
Double Garage

16' 8" x 17' 2" (5.08m x 5.23m) With two up and over garage doors to driveway, power and lighting

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 - F





Total area: approx. 132.3 sq. metres (1424.4 sq. feet)



316 Stratford Road, Shirley,
Solithull, West Midlands, B90
3DN

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

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.