



# **Brixfield Way**

Dickens Heath, Solihull, B90 1RQ

- A Spacious Detached Family Home
- Four Bedroom
- Open Plan Lounge & Dining Room
- Breakfast Kitchen & Conservator
- En-Suite Shower Room & Family Bathroom
- South West Facing Rear Garden

£565,000

EPC Rating 67

Current 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 paved fore garden leading to can opy porch with a tarmacadam driv eway to side providing off road parking extending to gated side access to rear garden and up and over garage door to detached garage

# **Entrance Hallway**

With stairs leading to the first floor accommodation, ceiling light point, radiator, useful storage cupboard and doors leading off to  $\frac{1}{2} \frac{1}{2} \frac{1}{2$ 











### **Living Room to Front**

 $17'\ 2''x\ 11'\ 10''\ (5.23m\ x\ 3.61m)$  With double glazed window to front elevation, wood effect flooring, ceiling light point, wall lighting, radiator, gas fireplace with marble hearth and decorative surround, coving to ceiling and archway leading through to

#### Open Plan Dining Room

10' 7" x 9' 12" (3.23m x 3.05m) With ceiling light point, coving to ceiling, wood effect flooring, radiator, double glazed sliding patio doors leading through to conservatory and door leading into

#### **Breakfast Kitchen to Rear**

14' 4" x 11' 7" (4.37 m x 3.53m) Being fitted with a range of wall, drawer and base units incorporating display shelving with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye-level oven and grill, space and plumbing for dishwasher, space for fridge freezer, radiator, ceiling light points, tiled flooring, two double glazed windows to rear and door leading into

#### Utility Room

 $5'7" \times 4' \ 10" (1.7m \times 1.47m)$  With fitted base units, laminate work surface, sink and drainer unit with mixer tap, tiling to splashback areas, wall mounted boiler, tiled flooring and composite door with obscure glazed inserts leading out to the side

#### **Guest WC to Front**

With low flush WC, pedestal wash hand basin with tiled splashback, wood effect flooring, radiator, port-hole window to front and ceiling light point

#### Conservatory

9' 9" x 9' 1" (2.97m x 2.77m) With double glazed windows, wood effect flooring, solid roof with spot lights to ceiling and double glazed French doors leading out to the S outh West facing rear garden

# Accommodation on the First Floor

#### Landina

With ceiling light point, airing cupboard and doors leading off to

# Bedroom One to Front

13' 2" x 11' 9" (4.01 m x 3.58m) With double glazed window to front elevation, radiator, ceiling light point, wood effect flooring, fitted wardrobes and door leading into

# **En-Suite Shower Room**

8' 3" x 3' 3" (2.51 m x 0.99 m) Having a shower enclosure, low flush WC and pedestal wash hand basin, tiling to water prone areas and floor, shaver socket, obscure double glazed window to side, radiator and ceiling light point

# Bedroom Two to Front

12' 4"  $\times$  9' 1" (3.76m  $\times$  2.77m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes







#### Bedroom Three to Rear

11'  $3" \times 9' \cdot 6"$  (3.43m  $\times 2.9$ m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling light point

#### Bedroom Four to Rear

 $8'\,9''\,x\,7'\,10''\,\big(2.67m\,x\,2.39\,m\big)$  With double glazed window to rear elev ation, radiator and ceiling light point

# Family Bathroom to Rear

7' 9"  $\times$  6' 0" (2.36m  $\times$  1.83m) Being fitted with a three piece white suite comprising; tiled panelled bath with mixer tap and shower attachment, low flush WC and over-sized floating vanity wash hand basin with useful storage drawers, with decorative tiling to water prone areas, tiled flooring, obscure double glazed windows to rear, radiator and ceiling light point

#### South West Facing Rear Garden

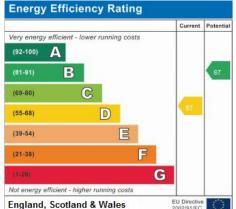
Being mainly laid to lawn with paved patio, paved pathway, decked terrace, timber potting shed, fencing and hedging to boundaries, a variety of mature shrubs, trees and bushes gated side access to driveway and door to detached garage

#### **Detached Garage**

16' 10" x 8' 7" (5.13m x 2.62m) With up and over garage door to driveway, double glazed window and part glazed door to rear garden

#### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – F.



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