



smarthomes

Brixfield Way

Dickens Heath, Solihull, B90 1RQ

- A Spacious Detached Family Home
- Four Bedrooms
- Open Plan Lounge & Dining Room
- Breakfast Kitchen & Conservatory
- 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 canopy porch with a tarmac driveway 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



Living Room to Front

17' 2" x 11' 10" (5.23m x 3.61 m) 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" (4.37m 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" x 4' 10" (1.7m x 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 South West facing rear garden

Accommodation on the First Floor

Landing

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

Bedroom One to Front

13' 2" x 11' 9" (4.01m 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" (2.51m x 0.99m) 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" x 9' 1" (3.76m x 2.77m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes





Bedroom Three to Rear

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

Bedroom Four to Rear

8' 9" x 7' 10" (2.67m x 2.39m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Rear

7' 9" x 6' 0" (2.36m x 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	87	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.