



smarthomes

33 New Meadow Close

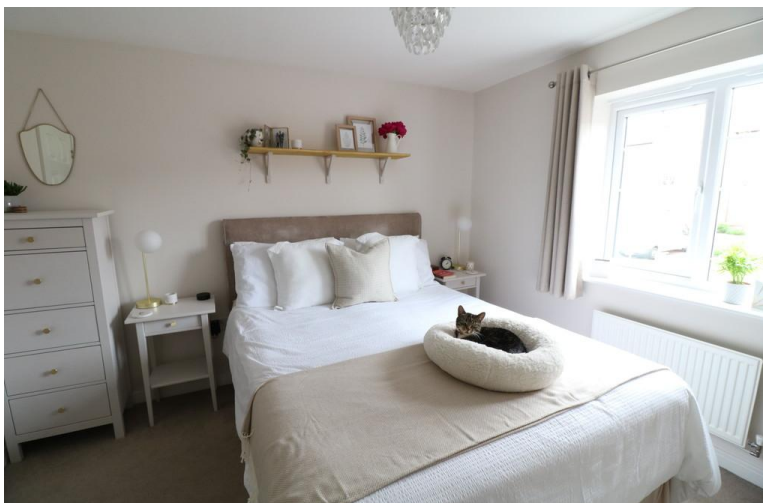
Dickens Heath, Solihull, B90 1FZ

- A Three Good Size Bedroom Semi Detached Family Home
- Dual Aspect Lounge & Breakfast Kitchen
- En-Suite Shower Room, Family Bathroom & Guest WC
- Pleasant Rear Garden, Off Road Parking & Garage

£350,000

EPC Rating '83'





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 lawned fore-garden with paved pathway leading to canopy porch and adjacent driveway providing off road parking

The property is accessed via a composite front door leading into



Entrance Hall

With ceiling light point, tiled floor, stairs rising to the first floor accommodation with under-stairs storage cupboard and doors radiating off to

Guest WC

With low flush WC, pedestal wash hand basin, ceiling light point, wall mounted radiator, tiling to splash back areas and tiled flooring

Dual Aspect Lounge

15' 2" x 11' 1" (4.62m x 3.38m) With double glazed bay window to front elevation, double glazed French doors leading out to the rear garden, ceiling light point, wall mounted radiator and feature fireplace housing living flame effect gas fire



Dual Aspect Kitchen Breakfast Room

15' 1" x 9' 4" (4.6m x 2.84m) Being fitted with a comprehensive range of wall and base units with work surface over incorporating sink and drainer unit with mixer tap and four ring gas hob with extractor canopy over, tiling to splash back areas, built in oven and grill, integrated slim-line dishwasher, double glazed windows to front and rear elevations, ceiling light point, tiled flooring and opening to



Utility Area to Rear

With sink and drainer unit, space and plumbing for washing machine, ceiling light point, wall mounted radiator and door to garden

Accommodation on the First Floor

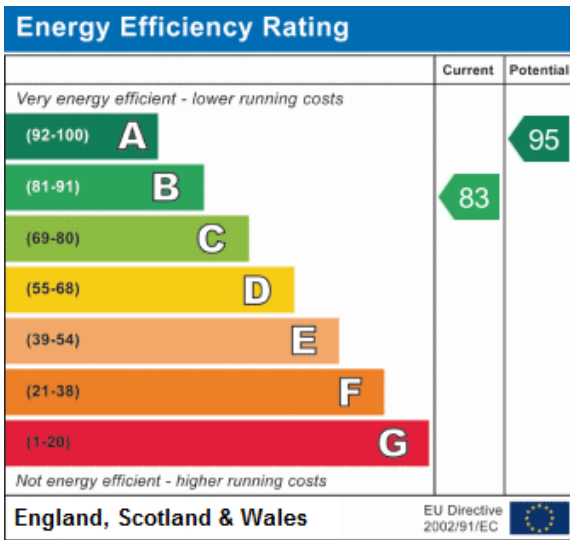
Landing

With access to loft space, ceiling light point, double glazed window and doors off to

Bedroom One to Front

11' 1" x 11' 1" (3.38m x 3.38m) With double glazed window to front elevation, wall mounted radiator, built in wardrobes with hanging rail and shelving insert, ceiling light point and door to





En-Suite Shower Room

Being fitted with a three piece white suite comprising walk-in shower cubicle housing wall mounted electric shower, low flush WC and pedestal wash hand basin, obscure double glazed window, ceiling light point, heated towel rail and tiling to floor and splash back areas

Bedroom Two

11' 1" max x 8' 1" (3.38m x 2.46m) With double glazed window, ceiling light point, wall mounted radiator and built in storage cupboard

Bedroom Three

9' 8" max x 6' 9" (2.95m x 2.06m) With double glazed window, wall mounted radiator and ceiling light point

Family Bathroom

Being fitted with a modern three piece white suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin, obscure double glazed window, ceiling light point, heated towel rail and tiling to floor and splash back areas

Rear Garden

Being mainly laid to lawn with two patio areas, well stocked shrub borders and fencing to boundaries

Garage

With up and over door to front

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor