



smarthomes

## Main Street

Dickens Heath, Solihull, B90 1FJ

- A Beautifully Presented Five Bedroom Family Town House
- Lounge & Open Plan Dining Kitchen
- Two Jack & Jill En-Suites & Guest WC
- Courtyard Garden, Communal Gardens & Two Allocated Parking Spaces

**£385,000**

EPC Rating '78'

Council Tax Band - E





## 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 positioned behind a paved pathway leading to recessed porch with composite front door leading into

### Enclosed Porch

With distressed timber effect flooring, wall mounted alarm control panel and glazed door leading into

### Spacious Entrance Hall

With stairs leading to the first floor accommodation, under-stairs recess, distressed timber effect flooring, inset downlighters and oak doors leading off to



### Guest WC

With close coupled WC, wall mounted wash hand basin and Porcelanosa vanity mirror

### Lounge to Rear

14' 9" x 13' 7" (4.5m x 4.14m) With double glazed French doors leading out to courtyard garden, ceiling light point, double glazed window to rear, feature oak effect fire surround, hard-wiring for wall mounted television, wall mounted infra-red alarm sensor and opening to

### Open Plan Dining Kitchen to Front

22' 5" x 8' 3" min (6.83m x 2.51m) Being fitted with a range of high gloss wall, drawer and base units, inset eye-level oven, four ring gas hob set below extractor canopy, tiling to splashback areas, space and plumbing for washing machine, concealed lighting to wall units, sink and drainer unit with mixer tap, integrated dishwasher, housing for American style fridge freezer, distressed timber effect flooring, radiator, ceiling light point, hardwiring for wall mounted television, double glazed window to front elevation and door to entrance hall



### Accommodation on the First Floor

#### Landing

With ceiling smoke alarm, radiator, door to storage housing Ferroli boiler, stairs leading to the second floor accommodation and oak doors leading off to



#### Master Bedroom to Rear

14' 8" x 14' 7" into wardrobe (4.47m x 4.44m) With two double glazed windows to rear elevation, a comprehensive range of fitted wardrobes, radiator, ceiling light point and door leading into

#### Jack & Jill En-Suite Bathroom

Being fitted with a modern three piece suite comprising panelled bath with thermostatic shower over and glazed screen, wall mounted floating vanity wash hand basin with waterfall effect mixer tap and low flush WC, ceramic tiling to floor and water prone areas, chrome ladder style heated towel rail and door to landing



#### Bedroom Two to Front

8' 4" x 14' 8" into recess (2.54m x 4.47m) With double glazed window to front elevation, radiator and ceiling light point

#### Bedroom Three to Front

10' 3" x 6' 2" (3.12m x 1.88m) With double glazed window to front elevation, radiator and ceiling light point



### Accommodation on the Second Floor Landing

With oak doors leading off to

### Bedroom Four to Rear

13' 7" x 14' 9" into wardrobe (4.14m x 4.5m) With dormer double glazed window to rear elevation, radiator, bespoke fitted wardrobes and door leading into

### Jack & Jill En-Suite Shower Room

Being fitted with a modern three piece white suite comprising low flush WC, wall mounted floating vanity wash hand basin and double shower enclosure with thermostatic shower, ceramic tiling to floor and water prone areas, chrome ladder style heated towel rail, extractor and door to landing

### Bedroom Five to Front

11' 6" x 11' 6" (3.51m x 3.51m) With double glazed dormer window to front elevation, radiator, ceiling light point and built-in store cupboard

### Courtyard Garden

With cobbled terrace patio, security lighting, external power point and retaining wrought iron work with gate leading to communal garden

### Communal Gardens

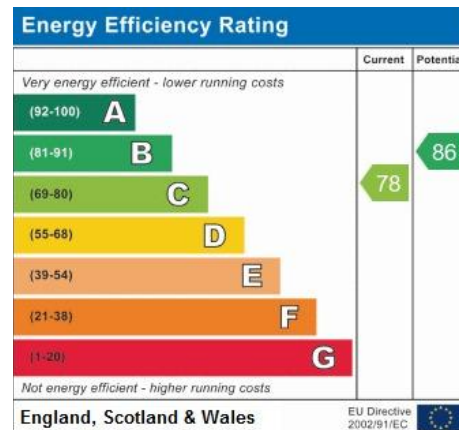
With large lawned area and elevator providing access to underground allocated parking



Total area: approx. 146.7 sq. metres (1578.8 sq. feet)

### Tenure

We are advised by the vendor that the property is leasehold with approx. 988 years remaining on the lease, a service charge of approx. £1,965 per annum and a ground rent of approx. £202 per annum 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. Council Tax Band - E.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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/tenants are advised to recheck the measurements