



## Brixfield Way

Dickens Heath, Solihull, B90 1RQ

- A Well Presented Detached Family Home
- Four Bedrooms
- Master En-Suite Shower Room
- Breakfast Kitchen

**£460,000**

EPC Rating '73'





## 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 tarmacadam driveway with a lawned area to side, shrubbed border and a paved pathway leads to a storm porch with front door with double glazed insets leading to

### Reception Hallway

With a staircase rising to the first floor accommodation, ceiling light point, laminate wooden flooring, central heating radiator, storage cupboard and doors opening to



### **Guest W.C**

Being fitted with a low level W.C and pedestal wash hand basin. Porthole style UPVC double glazed window to the front, ceiling light point, central heating radiator and laminate wooden flooring

### **Lounge to Front**

17' 2" x 11' 10" (5.23m x 3.61m) With a UPVC double glazed window to the front, ceiling light point, two wall light points, central heating radiator, laminate wooden flooring, fireplace with inset living flame effect gas fire and double opening doors leading to

### **Dining Room to Rear**

10' 7" x 10' 1" (3.23m x 3.07m) With sliding double glazed patio style doors to the rear garden, ceiling light point, central heating radiator, laminate wooden flooring and door opening to

### **Breakfast Kitchen to Rear**

14' 3" x 11' 10" (4.34m x 3.61m) Being fitted with a range of wall and base mounted storage units with work surfaces over incorporating 1.5 bowl sink and drainer with mixer tap, further incorporating a 4 ring gas hob with extractor canopy over. Integrated electric double oven, space and plumbing for dishwasher, two UPVC double glazed windows to the rear, tiling to splash prone areas and floor, central heating radiator, two ceiling light points, understairs storage cupboard and door opening to

### **Utility Room**

With a fitted work surface with sink and drainer unit, space and plumbing for an automatic washing machine, additional appliance space, part double glazed door to the side, ceiling light point and ceramic tiled flooring

### **Landing**

With a ceiling light point, loft access, airing cupboard and doors off to

### **Bedroom One to Front**

13' 11" x 11' 10" (4.24m x 3.61m) With a UPVC double glazed window to the front aspect, ceiling light point, central heating radiator, built in wardrobes and door to

### **En-Suite Shower Room**

Being fitted with a suite comprising a shower enclosure with glazed door, pedestal wash hand basin and low level W.C. UPVC double glazed window to the side, ceiling light point, tiling to splash prone areas and flooring and an extractor fan





### Bedroom Two to Front

12' 2" x 9' (3.71m x 2.74m) With a UPVC double glazed window to the front, ceiling light point, fitted wardrobes and central heating radiator

### Bedroom Three to Rear

11' 3" x 9' 6" (3.43m x 2.9m) With a UPVC double glazed window to the rear, ceiling light point and central heating radiator

### Bedroom Four to Rear

8' 9" x 8' (2.67m x 2.44m) With a UPVC double glazed window to the rear, ceiling light point and central heating radiator



### Family Bathroom to Rear

Being fitted with a suite comprising a panelled bath with mixer shower attachment, pedestal wash hand basin and low level W.C. UPVC double glazed window to the rear, ceiling light point, central heating radiator and tiling to splash prone areas

### Rear Garden

Being mainly laid to lawn with a paved patio area, gated side access, fencing to boundaries and a courtesy door leading to

### Detached Single Garage

With an up and over door to the front driveway, light, power and a UPVC double glazed window to the side

### 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

