



smarthomes



- A Significantly Enhanced Executive Detached Home
- Four/Five Bedrooms & Three En-Suite Shower Rooms
- Three Reception Rooms & Office/Bedroom
- Superb Family Kitchen With Folding Doors To Garden

## Brockhurst Lane, Dickens Heath, Solihull, B90 1RG

An executive detached residence occupying one of the most enviable positions in the village of Dickens Heath overlooking Stratford-Upon-Avon Canal and nature reserves. The property has been heavily extended and significantly enhanced to provide the following superb accommodation; lounge, dining room, extended open plan living dining kitchen, versatile office/bedroom five, utility room, guest WC, four double bedrooms, three en-suite shower rooms with Porcelanosa suites, stunning family bathroom, rear garden with purpose built entertainment area and AstroTurf grass and garage. The property also has the added benefit of no upward chain, off road parking, solar panels and air conditioning, underfloor heating and Sonos speakers where specified. EPC Rating – '71'





## 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.

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The property is set back from the road behind a block paved driveway providing off road parking with AstroTurf garden to side having a pleasant aspect overlooking the Stratford-Upon-Avon canal and nature reserves

### **Welcoming Entrance Hall**

With LED spotlights to ceiling, coving to ceiling, radiator, oak flooring, stairs leading to the first floor accommodation and oak doors radiating off to



### **Guest WC**

Being fitted with a white Porcelanosa suite comprising of low flush WC and wall mounted wash hand basin, slate tiling to splashback areas, oak flooring, radiator and LED spot lights to ceiling

### **Spacious Lounge to Front**

17' 4" x 15' 7" into bay (5.28m x 4.75m ) Having a feature suspended ceiling with remote controlled LED lighting, UPVC double glazed bay window to front elevation providing pleasant views, coving to ceiling and under-floor heating



### **Dining Room to Front**

15' 11" x 12' 3" (4.85m x 3.73m) With UPVC double glazed window to front elevation, wall light point, radiator, coving to ceiling and feature stone fireplace housing living flame effect gas fire

### **Superb Open Plan Kitchen Family Room to Rear**

34' 1" x 11' 2" (10.39m x 3.4m) Being fitted with a comprehensive range of modern wall, drawer and base units, granite work surfaces with feature matching upstands and window sills, inset sink with mixer tap and instant hot water tap, five ring gas hob with feature extractor over, inset eye-level double oven, integrated dishwasher, space for American style fridge freezer, breakfast bar seating area, under-stairs storage cupboard, Sonos speakers, LED spot lights to ceiling, two radiators, coving to ceiling, oak flooring, double glazed folding doors leading to the rear garden and oak door leading into

### **Outer Lobby**

With spot light to ceiling, tiled flooring, radiator, door to garage, door to study/bedroom five and door to

### **Utility Room**

8' 6" x 5' 4" (2.59m x 1.63m) Being fitted with matching wall and base units, granite work surface incorporating sink unit, space and plumbing for washing machine and tumble dryer, double glazed window and ceiling light point

### **Office/Bedroom Five**

17' 3" x 16' 4" (5.26m x 4.98m) This useful space has existing plumbing for the addition of an en-suite shower room with LED spot lights to ceiling, double glazed Velux window and radiator

## **Accommodation on the First Floor**

### **Landing**

With vaulted ceiling, double glazed Velux window, LED spot lights and oak doors radiating off to

### **Bedroom One to Front**

12' 9" x 15' 2" (3.89m x 4.62m) With a spectacular vaulted ceiling, double glazed window to front providing pleasant views, LED spot lights, radiator, air conditioning unit, oak fronted fitted wardrobes with hanging rail and shelving and oak door leading through to

### **Luxury En-Suite Shower Room to Rear**

Being fitted with a modern Porcelanosa suite comprising of walk-in shower with overhead rainfall thermostatic shower, low flush WC and feature floating sink, complementary tiling to splashback areas, obscure double glazed window to rear, heated ladder style towel rail, LED spot lights to ceiling and tiling to floor with under-floor heating

### **Bedroom Two to Front**

13' 9" x 11' 8" (4.19m x 3.56m) With air conditioning unit, double glazed window to front elevation, coving to ceiling, wall to wall fitted wardrobes, LED spot lights to ceiling and oak door leading into

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

Being fitted with a modern Porcelanosa suite comprising of walk-in shower with overhead rainfall shower and multi-jet power shower system, low flush WC and contemporary sink, obscure double glazed window, tiling to splashback areas and radiator

### **Bedroom Three to Rear**

12' 2" x 10' 11" (3.71m x 3.33m) With double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes with vanity table, air conditioning unit and door leading into

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

Being fitted with a modern Porcelanosa suite comprising contemporary tiled sink unit, low flush WC and walk-in shower with thermostatic shower, obscure double glazed window, radiator, tiling to splashback areas and mosaic style tiling to floor

### **Bedroom Four to Rear**

10' 8" x 9' 10" (3.25m x 3m) With double glazed window to rear elevation, radiator and ceiling light point

### **Family Bathroom to Rear**

Being fitted with a modern Porcelanosa suite comprising of spa bath with coloured glass panels and mixer tap with shower fitment, low flush WC and contemporary sink unit, complementary tiling to splashback areas, tiled flooring, radiator and obscure double glazed window to rear



### Rear Garden

A superb rear garden ideal for entertaining with extensive paved patio areas, AstroTurf lawned areas, timber storage shed, fencing and hedging to boundaries, gravel borders with mature trees and an impressive purpose built entertainment area with a log burner, stainless steel kitchen area, stainless steel fridge, barbeque, lighting, television point, patio heaters and air conditioning

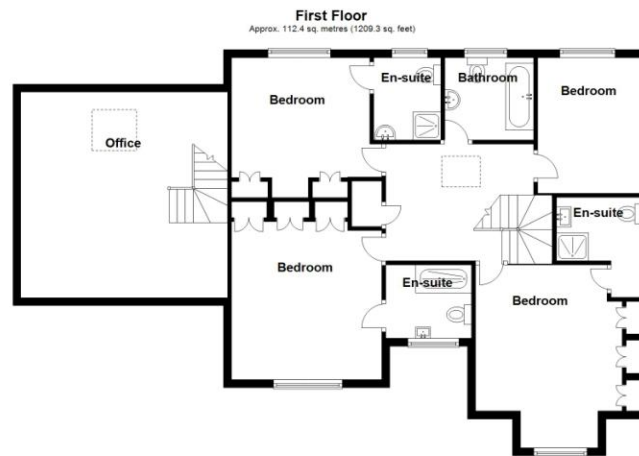
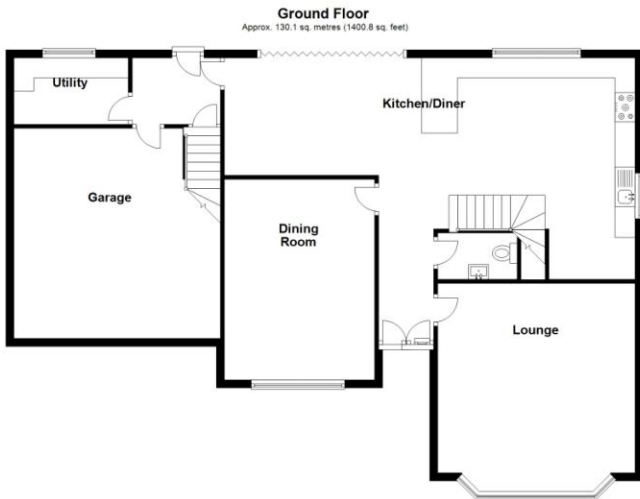
### Garage

With roller shutter door, power and lighting

### 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 Nigel Hodges





Total area: approx. 242.5 sq. metres (2610.1 sq. feet)



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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 are 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.