



Floor Layout



Total approx. floor area 2,420 sq ft (225 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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James Laurence

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James Laurence



REASSURINGLY LOCAL



Spindle Lane

Dickens Heath

B90 1RP

Asking Price Of £795,000

- An Executive Three Storey Five Bedroom Detached Family Home
- Attractive Dual Aspect lounge & Dining Room/Study
- Superb Open Plan Dining Kitchen Family Room
- Master Bedroom With Re-Fitted En-Suite & Walk-In Wardrobe





# Spindle Lane, Dickens Heath, Solihull, B90 1RP Asking Price Of £795,000

## Property Description

**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 with a block paved driveway to the side providing off road parking extending to the garage. There is a lawned fore-garden separated by a block paved pathway which leads to an obscure glazed hardwood front door leading through to

**WELCOMING ENTRANCE HALL** Having an obscure double glazed window to front elevation, ceiling light point, wall mounted radiator, stairs leading to the first floor accommodation with handy under-stairs storage cupboard and doors radiating off to

**GUEST WC** With low flush WC, corner pedestal wash hand basin, obscure double glazed window, ceiling light point, attractive tiling to half height and tiled flooring

**DUAL ASPECT LOUNGE** Having two double glazed windows to the front elevation, double glazed French doors leading out to the landscaped south westerly facing rear garden, feature stone fireplace housing a modern living flame effect gas fire, two ceiling light points, coving to ceiling and wall mounted radiator

**DINING ROOM/STUDY TO FRONT** Currently utilised as a study with two double glazed windows to the front elevation, ceiling light point, contemporary wall mounted radiator and coving to ceiling

**OPEN PLAN DINING KITCHEN TO REAR** Being re-fitted with an impressive range of handle-less wall, drawer and base units in a contemporary drift wood and high gloss finish with granite worksurfaces incorporating a sink unit with mixer tap, feature splashbacks, four ring Bosch induction hob with extractor canopy over, inset eyelevel Bosch double oven and grill, integrated Miele dishwasher, space for American style fridge freezer, spot lights to ceiling, double glazed window overlooking the rear garden and tiled flooring with electric under-floor heating extending into the dining family area with double glazed French doors leading out to the south westerly facing rear garden, wall mounted schoolhouse style radiator, LED skirting lighting and door leading into

**UTILITY ROOM** Being fitted with wall and base units with worksurface over, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, ceiling light point, tiled flooring and double glazed door to side access

## ACCOMMODATION ON THE FIRST FLOOR

**LANDING** With attractive spindle balustrades, two ceiling light points, schoolhouse style radiator, double glazed window, stairs leading to the second floor accommodation and panelled doors radiating off to



**MASTER BEDROOM TO FRONT** Having a double glazed window to the front elevation enjoying open views, ceiling light point, wall mounted radiator, door to walk-in wardrobe with ceiling light point and fitted hanging rail and shelving and further door leading into

**EN-SUITE SHOWER ROOM TO REAR** Being re-fitted with a contemporary Duravit suite comprising oversized floating vanity sink unit with drawers beneath, mixer tap and feature tiled splashback, floating WC with concealed cistern and wall mounted flush and double walk in shower cubicle with overhead rainfall shower and additional handheld shower attachment, spot lights to ceiling, obscure double glazed window to rear elevation, modern heated towel rail and complementary tiling to full height and tiled flooring with electric under-floor heating

**BEDROOM TWO TO REAR** With double glazed window overlooking the rear garden, wall mounted radiator and ceiling light point

**BEDROOM THREE TO FRONT** Currently being utilised as a sitting room/snug with double glazed window to front elevation providing open views of canal and open countryside, ceiling light point and wall mounted radiator

**FAMILY BATHROOM TO REAR** Being re-fitted with a modern white suite comprising of a panelled bath with shower over and glazed screen and a combination vanity unit with enclosed cistern WC and wash hand basin with cupboards below, obscure double glazed window to rear elevation, ceiling light point, handy built-in airing cupboard with hanging rail and hot water tank, chrome ladder style heated towel rail, feature tiling to full height and tiled flooring

## ACCOMMODATION ON THE SECOND FLOOR

**LANDING** Being dual aspect with double glazed windows to front and rear elevations, pleasant reading nook with wood style flooring, wall mounted radiator and spot lights to ceiling and panelled doors radiating off to

**DUAL ASPECT BEDROOM FOUR** This impressive spacious bedroom is dual aspect with double glazed windows to front enjoying open countryside and canal views and to the rear overlooking the south westerly facing rear garden, ceiling light point and wall mounted radiator

**BEDROOM FIVE TO FRONT** With double glazed dormer style window to front elevation, ceiling light point and wall mounted radiator

**LUXURY RE-FITTED FOUR PIECE BATHROOM TO REAR** Being re-fitted with a four piece luxury white suite comprising of a tiled panelled Jacuzzi bath with centralised taps, pedestal wash hand basin set within dormer style window, low flush WC and walk in shower cubicle with wall mounted shower attachment, complementary tiling to splashback areas, tiled flooring, chrome ladder style heated towel rail and spot lights to ceiling

**SOUTH WESTERLY FACING LANDSCAPED REAR GARDEN** Being mainly laid to lawn with circular decked patio, well stocked shrub borders, fencing to boundaries, block paved patio areas and UPVC double glazed door to garage

**DOUBLE GARAGE** With up and over garage doors to driveway and courtesy door to side

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

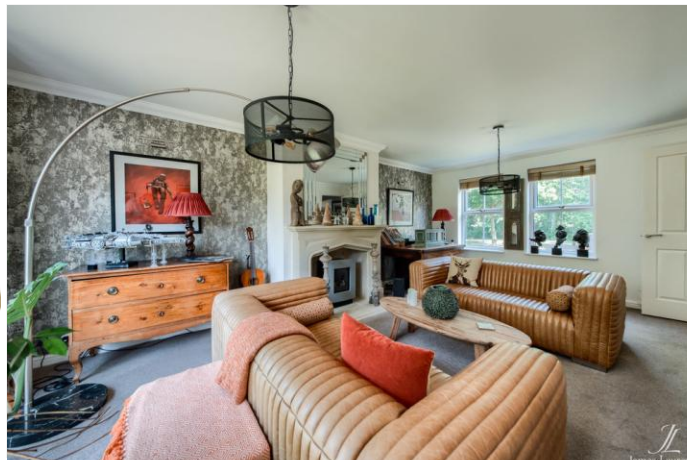
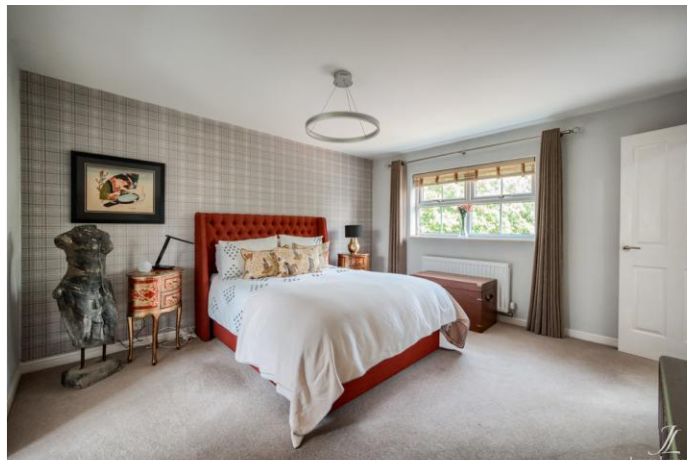
**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Tenure:** Freehold

**Services:** All mains' services are connected to the property.

**Local Authority:** Birmingham City Council

**Council Tax Band:** G



## To book a viewing of this property:

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