

Horton & Senate



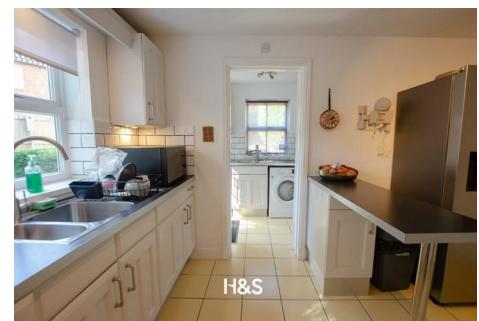
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215 Dickens Heath Road, Shirley, B90 1SB

£634,950

- Executive Detached Family Home
- Detached Double Garage
- Large Principle Bedroom
- Kitchen
- WC
- Four Double Bedrooms
- Expansive Plot
- Ensuite
- Utility
- Home Office

215 Dickens Heath Road, B90 1SB

A fantastic opportunity to purchase a large Four double bedroom executive detached home. The property is set on a corner plot with a fantastic rear garden, detached double garage and a driveway for multiple cars. Early viewing is essential

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Council Tax Band:



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Ground Floor

Hallway - A welcoming entrance hall with stairs leading to the first floor landing and doors to the ground floor rooms

Guest Wc - There tiled flooring, a low level WC and vanity unit with sink over, there is a double glazed window to the side and central heating radiator,

Home Office - Double glazed window to the front and central heating radiator

Lounge - There is a double glazed bay window to the front, two central heating radiators and double opening doors leading to the dining room

Dining Room - There is a double glazed bay window with inset door to the rear opening to the conservatory and a central heating radiator

Conservatory - A fantastic addition the property providing a space with views over the private rear garden

Breakfast Kitchen - the kitchen is fitted with a range of wall and base mounted storage units with work surfaces over having inset sink with mixer tap and drainer, integrated electric double oven, gas hob with extractor over, space for a fridge freezer and a double glazed window to the rear. There is tiling to splash prone areas, tiled flooring and a door to the utility room.

Utility Room - The useful room comprises of more fitted wall and floor base units, space for appliances such as a washing machine, dishwasher and drier. There is a door to the rear garden, a double glazed window and a handy storage room.

First Floor

Bedroom Two - There is a double glazed window to the front, two central heating radiators and a range of built in wardrobes

Bedroom Three - There is a double glazed window to the rear, central heating radiator and built in wardrobe

Bedroom Four - There is a double glazed window to the front, central heating radiator and built in wardrobe

Family Bathroom - The suite comprises of a panelled bath, recessed shower enclosure with glazed door and spotlight, a wc and sink with vanity unit.

Second Floor

Principle Bedroom Suite - A stunning space which comprises of a large double bedroom, dressing area, a space designated for built in wardrobes and a door to an ensuite.

En Suite Bathroom - The suite comprises of a panelled bath with shower over, wc and sink, there is tiling to the walls and floor.

Outside -

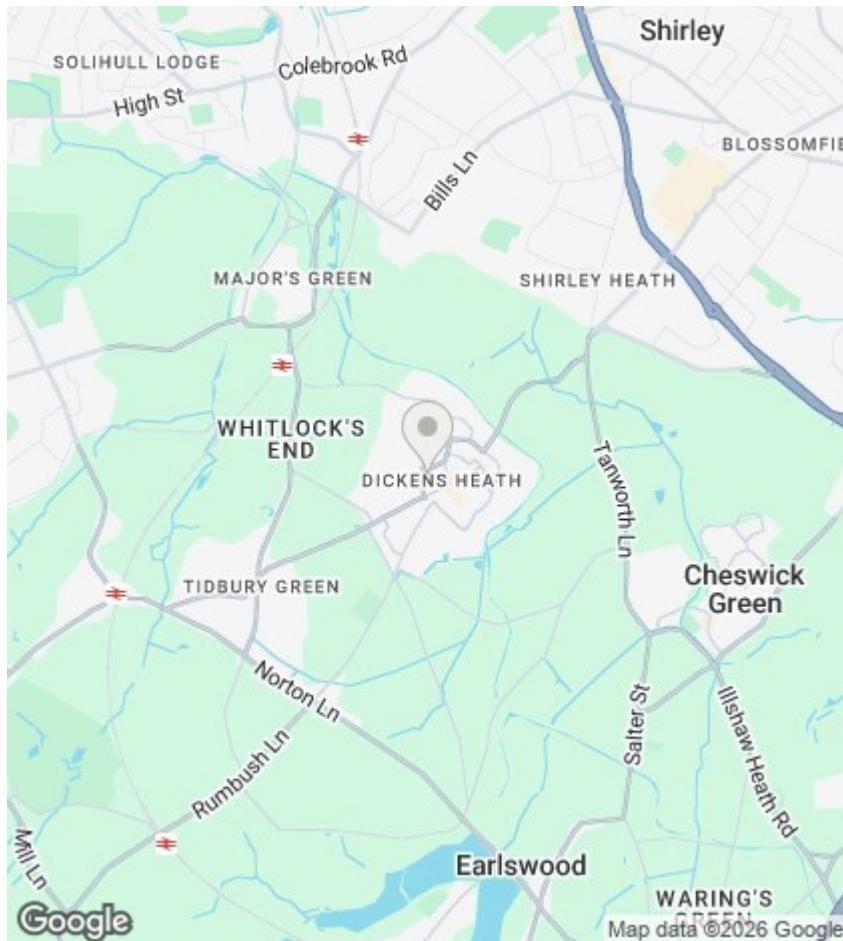
Private Rear Garden - The vast garden wraps around this superb plot. There are slabbed patio areas ideal for seating areas, a raised lawn, matures shrubs and fencing to boundaries. There is access to the double garage and the driveway.

Double Garage

Gated Driveway - Providing parking for multiple cars and access to the double garage and garden.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

