



- Stunning 3 Storey Property
- Tastefully Presented Throughout
- Four Bedrooms
- Convenient Location

8 Six Acre Drive, Dickens Heath, B90 1FY

A BEAUTIFULLY PRESENTED detached family home situated on the periphery of Dickens Heath village. The property is ideally located for all the village amenities, Tidbury Green Infant & Junior School, Alderbrook School, Solihull town centre with its fantastic amenities, the Midlands Motorway network and Birmingham International Airport. VIEWINGS ESSENTIAL.



Property Description

DETAILS

This stunning family home simply must be viewed to appreciate the décor and accommodation on offer which in brief affords hallway with guest cloakroom, spacious lounge with walk in bay window and fabulous kitchen/dining room with utility off.

To the first floor there is the principal bedroom benefiting from fitted wardrobes and an ensuite shower room, a double bedroom and the family bathroom.

Upon the second floor there are two large bedrooms with one having fitted wardrobes.

OUTSIDE

To the front of the property there is a lawned fore garden, drive and single garage. Whilst to the rear the south facing garden is mainly laid to lawn with patio and decked seating area.

VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email sales@dmandcohomes.co.uk.





GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

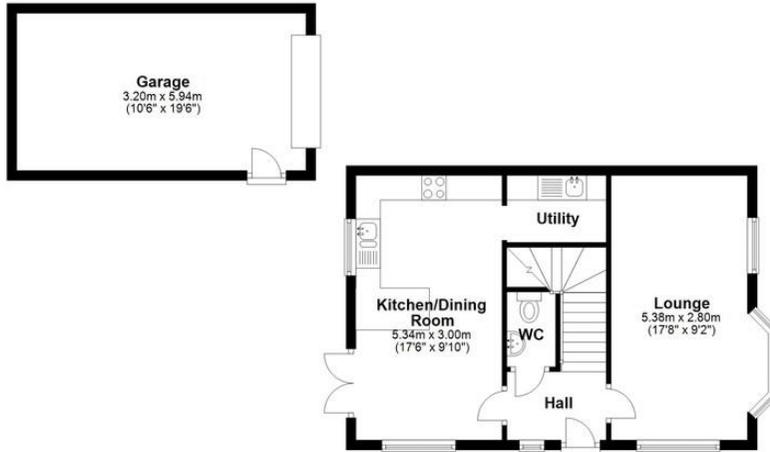
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

WANT TO SELL YOUR PROPERTY?

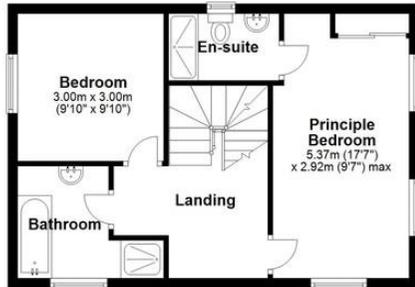
Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

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

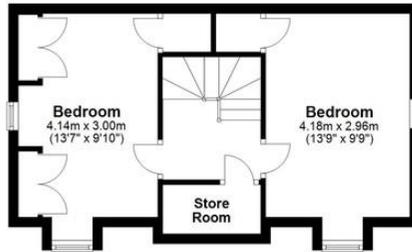
Ground Floor
Approx. 62.4 sq. metres (671.7 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.0 sq. feet)



Second Floor
Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 140.9 sq. metres (1517.1 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		84	
(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		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		