



Birchy Close

Dickens Heath, Solihull

- A Very Well Presented Four/Five Bedroom Family Home
- Extended & Re-Fitted Family Kitchen/Diner & Through Lounge
- Three En-Suite Shower Rooms & Family Bathroom
- Mature Private South Facing Rear Garden of Approx. 1 Acre

£1,400,000

Current EPC Rating - C
Current Council Tax Band - G





Property Description

An extremely spacious detached family home situated in a most sought after private road and sitting in a private plot of approx. 1 acre. Offering accommodation comprising a welcoming entrance hallway, extensive through lounge/dining room, superb extended family kitchen/diner, utility room, study, guest W.C, four/five double bedrooms, three en-suite shower rooms, family bathroom, versatile loft room, double garage, ample driveway parking and an extensive mature private South facing rear garden offering superb potential for further extension subject to planning consent

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.



Rooms & Measurements

Spacious Through Lounge/Diner 11.18m x 3.99m (36'8" x 13'1")

Superb Extended Family Kitchen/Diner 10.52m max x 7.92m max (34'6" max x 26'0" max)

Utility Room 2.84m x 1.73m (9'4" x 5'8")

Study to Rear 2.82m x 2.54m (9'3" x 8'4")

Bedroom One to Rear 5.41m x 4.19m (17'9" x 13'9")

En-Suite Shower Room 3.71m x 2.16m (12'2" x 7'1")

Bedroom Two to Rear 4.19m x 4.09m (13'9" x 13'5")

Re-Fitted En-Suite Shower Room 2.31m x 1.57m (7'7" x 5'2")

Bedroom Three to Front 4.09m x 4.01m (13'5" x 13'2")

Re-Fitted En-Suite Shower Room 2.31m x 1.55m (7'7" x 5'1")

Bedroom Four to Front 3.86m x 2.9m (12'8" x 9'6")

Bedroom Five to Front 2.9m x 2.34m (9'6" x 7'8")

Family Bathroom to Rear 2.82m x 2.13m (9'3" x 7'0")

Spacious Versatile Loft Room 5.08m x 4.19m (16'8" x 13'9")

Double Garage 5.54m x 5.31m (18'2" x 17'5")

Tenure

We are advised by the vendor that the property is freehold with an annual charge of £160 to the Birchy Close Residents Association. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – G



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.