



Rumbush Lane, Dickens Heath, Solihull.

£349,950

**Hawkins & Patterson**  
ESTATE AGENTS



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## Rumbush Lane, Dickens Heath, Solihull.

Dickens Heath Village is set in a semi rural location and is within easy reach of the excellent amenities provided in Shirley, Solihull, Birmingham City Centre and Stratford Upon Avon, with Whitlocks End train station being within close proximity. Junction 4 of the M42 provides speedy access to the M40, M5 and M6 motorways, National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station.

Dickens Heath benefits from the retail outlets located on the Main Street including Mortons Bar and Deli, Tesco Express, Costa coffee, pharmacy among other retailers. There are several excellent restaurants/ takeaways to choose from including Gastro and Indian. The medical centre, dentist, village hall, library and very popular Community Primary School all combine to ensure Dickens Heath Village offers a comprehensive range of services to the local residents.

The Waterside development is adjacent which adjoins the Stratford upon Avon canal and offers delightful walks especially for dog lovers.

Access is gained via a recessed storm porch with a meter and store cupboard and solid wood entrance door with spy hole leads to;

### WELCOMING ENTRANCE HALL

Stair off to first floor, ceiling downlights, smoke alarm and doors off to:

### GUEST WC

White suite, WC, pedestal wash basin, tiled splashback and tiled flooring, extractor fan.

### FITTED KITCHEN

Modern range of base, wall and drawer units, quartz effect worktops and splashbacks, one & half sink drainer with mixer tap, integrated fridge, freezer, dishwasher, washing machine, built in CDA electric oven, four ring gas hob with stainless steel splashback and extractor







## **OPEN PLAN LIVING ROOM & DINING ROOM**

### **DINING ROOM**

Understairs storage cupboard, radiator and leading onto;

### **GENEROUS LIVING ROOM**

Double glazed French doors to the garden terrace, radiator, wall TV point, provision for fire, and door to;

### **REAR LOBBY/ STUDY AREA**

Tiled floor, double glazed door to the garden and double glazed window to rear.

### **FIRST FLOOR LANDING**

Airing cupboard housing the central heating boiler, ceiling downlights and doors to:

### **MASTER BEDROOM**

Double glazed window to rear, radiator, fitted wardrobes door to ensuite and double glazed door to;

### **BALCONY**

Ample space for a small table and chairs, paved base, side privacy screen and metal railing.

### **ENSUITE SHOWER ROOM**

Modern white suite, WC, pedestal wash basin, double cubicle with thermostatic shower, feature tiled splashback and tiled flooring, ceiling downlights, chromed heated towel rail, shaver point and extractor fan.









## BEDROOM TWO

Double glazed window to front, radiator and fitted wardrobes.

## BEDROOM THREE

Double glazed window to front, built in wardrobe and radiator.

## FAMILY BATHROOM

Modern white suite: WC, pedestal wash basin, panelled bath and thermostatic shower over, feature tiled splashbacks, tiled floor, shaver point, chromed heated towel rail, ceiling downlights and extractor fan.

## GARDEN TERRACE

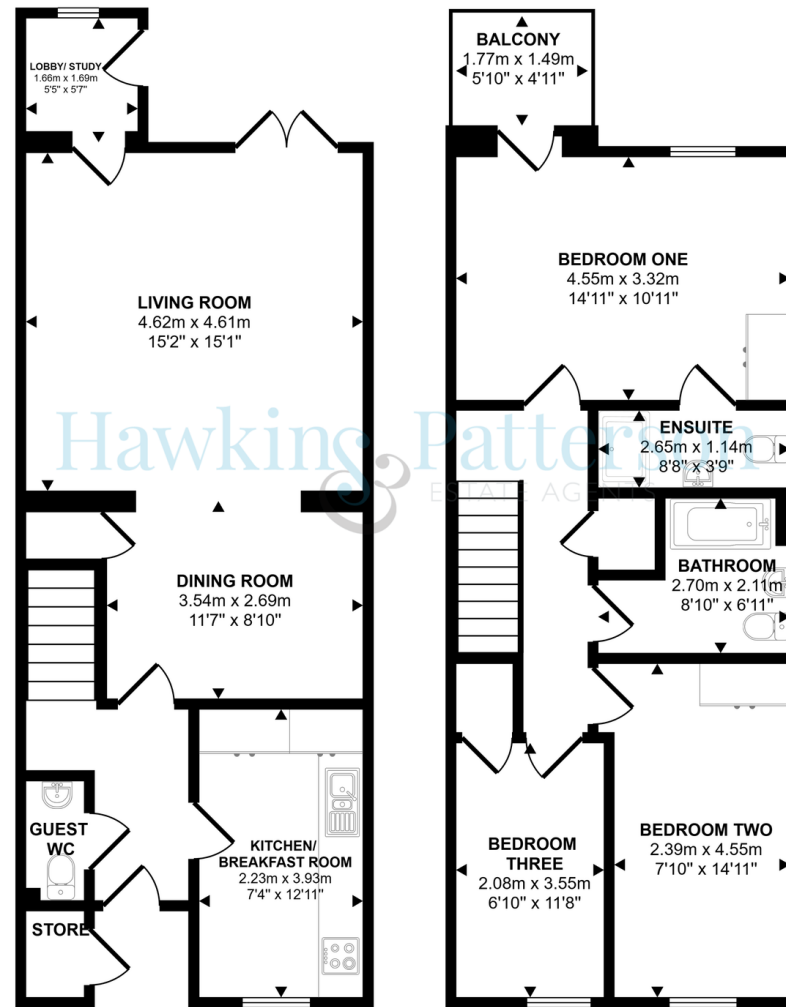
Enjoying the morning sun/ early afternoon with a block paved terrace and metal railing surround, perfect for alfresco dining with a gate to rear onto garden square which is a residents only garden area with access to the underground parking via lift or stairs.

## SECURE UNDERGROUND PARKING

From Gorcott Lane there is a sloped driveway with a remote control security barrier leading underground. There are two private and secure car parking spaces, a communal bin store area and cycle storage area for residents.



Approx Gross Internal Area  
109 sq m / 1173 sq ft



Ground Floor  
Approx 56 sq m / 598 sq ft

First Floor  
Approx 53 sq m / 575 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.