

# DRAKES

ESTATE AGENTS



Brockhurst Lane, Dickens Heath, Solihull, B90 1RG

£850,000

- An Extended Detached Home
- Four/Five Bedrooms
- Lounge & Dining Room
- Living/Dining Kitchen
- Guest WC & Utility Room
- Three Ensuite Shower Rooms
- Contemporary Family Bathroom
- Bespoke Garden Entertainment Area with Kitchen & Wood Burner
- Double Garage & Off Road Parking
- Envious Canal-Side Location



SCAN TO VIEW  
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD  
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

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Lounge to front - 4.95m x 5.08m (16'3" x 16'8") max  
 Dining Room to front - 4.85m x 3.76m (15'11" x 12'4")  
 Living/Dining Kitchen to rear - 5.51m x 10.39m (18'1" x 34'1") max  
 Utility Room to rear - 1.65m x 2.62m (5'5" x 8'7")  
 Bedroom One to front - 4.65m x 4.39m (15'3" x 14'5")  
 Ensuite - 2.67m x 2.39m (8'9" x 7'10")  
 Bedroom Two to front - 4.75m x 3.63m (15'7" x 11'11")  
 Ensuite - 1.96m x 1.75m (6'5" x 5'9")  
 Bedroom Three to rear - 2.08m x 1.37m (6'10" x 4'6")  
 Bedroom Four to rear - 3.25m x 3m (10'8" x 9'10")  
 Bedroom Four to rear - 3.25m x 3m (10'8" x 9'10")  
 Office/Bedroom Five Above Garage - 5.28m x 4.98m (17'4" x 16'4")  
 Garage - 5.36m x 4.95m (17'7" x 16'3")

This canal-side, extended detached residence occupies one of the most enviable positions within the village of Dickens Heath. Having undergone significant improvement, the spacious accommodation comprises in brief of reception hall, lounge, dining room, living/dining kitchen, guest WC, utility room, garage with first-floor office/bedroom five, four double bedrooms, three ensuite shower rooms and a contemporary family bathroom. There is a pleasant rear garden with a bespoke entertainment area including an outdoor kitchen and wood burner, driveway and double garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: G  
 EPC Rating: B  
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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