



## Birchy Close, Dickens Heath, B90 1QL

## £695,000

- An Exceptionally Spacious Detached Bungalow
- Four Bedrooms
- Two Reception Rooms
- Large Conservatory
- Breakfast Kitchen & Utility Room

- Dressing Room & Two Ensuite Shower Rooms
- Family Bathroom
- Double Garage & Off Road Parking
- Pleasant Rear Garden
- No Upward Chain



SCAN TO VIEW VIRTUAL TOUR

## DRAKES ESTATE AGENTS







Lounge to rear - 6.73m x 4.5m (22'1" x 14'9")

Conservatory to rear - 4.62m x 4.7m (15'2" x 15'5")

Dining Room to rear - 3.48m x 3.23m (11'5" x 10'7")

Kitchen to side - 4.5m x 3.73m (14'9" x 12'3")

Utility Room to side - 3.51m x 2.21m (11'6" x 7'3")

Bedroom One to rear - 5.18m x 3.38m (17'0" x 11'1") + fitted wardrobes

Dressing Room - 3.45m x 1.93m (11'4" x 6'4")

Ensuite - 2.31m x 1.5m (7'7" x 4'11")

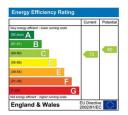
Bedroom Two to front - 3.43m x 3.15m (11'3" x 10'4")

Ensuite - 1.68m x 1.6m (5'6" x 5'3")

Bedroom Three to front - 3.45m x 2.82m (11'4" x 9'3")

Bedroom Four to rear - 3.23m x 2.29m (10'7" x 7'6")

Garage - 5.97m x 5.16m (19'7" x 16'11")



COUNCIL TAX BAND: F

EPC Rating: C

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.

An exceptionally spacious detached bungalow located on a desirable private road. Offered with no upward chain, the accommodation comprises in brief of entrance porch, reception hall, lounge, dining room, large conservatory, breakfast kitchen, utility room, four bedrooms, dressing room, two ensuite shower rooms, family bathroom, pleasant rear garden, double garage, and a driveway providing off road parking.



The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using Al (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.