



smarthomes

Rumbush Lane

Dickens Heath, Solihull, B90 1RA

- A Stunning Mews Family Home
- Three Good Size Bedrooms
- Re-Fitted En-Suite Shower Room
- Re-Fitted Kitchen/Diner

£325,000

EPC Rating - C

Current Council Tax Band - D





Property Description

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.

The property is set back from the road behind a shrubbed fore garden and a canopy porch with a composite double glazed door leading into

Entrance Hallway

With stripped timber effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



Lounge to Front

15' 2" x 10' 9" (4.62m x 3.28m) With UPVC double glazed window to front elevation, wall mounted radiator, stripped timber effect flooring, ceiling light point and door to

Re-Fitted Kitchen/Diner to Rear

14' x 8' 10" (4.27m x 2.69m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a Bosch 4 ring induction hob with extractor hood over. Integrated oven and grill, integrated fridge/freezer, integrated slimline dishwasher and space and plumbing for washing machine. Radiator, two ceiling light points, under stairs storage cupboard and a combination UPVC double glazed door and window to the rear garden



Landing

With ceiling light point, loft hatch and doors leading off to

Bedroom One to Front

12' 4" x 9' 8" (3.76m x 2.95m) With two double glazed windows to front elevation, radiator, ceiling light point, triple fitted wardrobes, over stairs built in storage cupboard and door to



Re-Fitted En-Suite Shower Room

Being re-fitted with a modern white suite comprising of a shower enclosure, floating wash hand basin and a low flush W.C. Porcelanosa tiling to splash prone areas and ceiling spot lights

Dual Aspect Bedroom Two

13' x 8' (3.96m x 2.44m) With double glazed windows to front and rear elevations, built in wardrobe, stripped timber effect flooring, access to loft space, radiator and ceiling light point



Bedroom Three to Rear

9' x 7' 9" max (2.74m x 2.36m max) With double glazed window to rear elevation, radiator and ceiling light point



Luxury Re-Fitted Family Bathroom

Being re-fitted with a modern white suite comprising of a freestanding bath with shower attachment, floating wash hand basin and a low flush W.C. Illuminated mirror, chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the side elevation

South/Westerly Facing Rear Garden

With a feature decked seating area, artificial lawn, slate edging, cold water tap and panelled fencing to boundaries

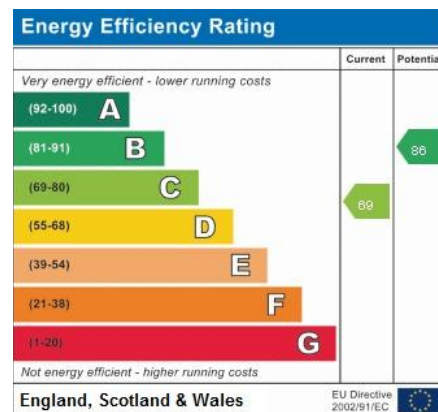
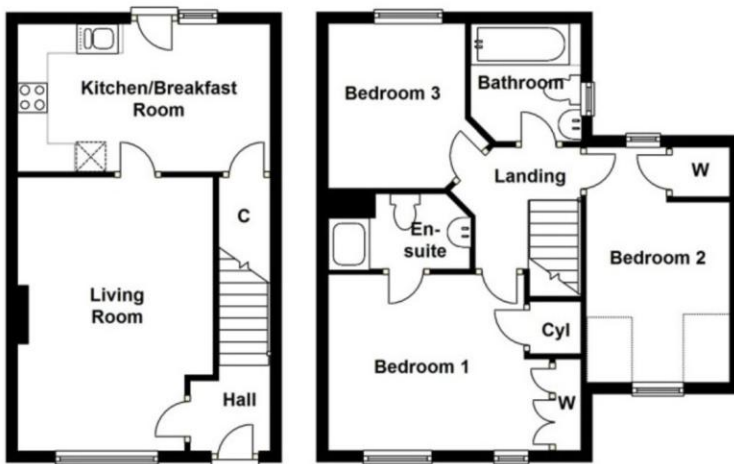


Garage En-Bloc

With an up and over door for vehicular access and parking spaces in front

Tenure

We are advised by the vendor that the property is leasehold with approx. 974 years remaining on the lease and a ground rent of approx. £106 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - D



316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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 and 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.