



Brixfield Way

Dickens Heath, Solihull

- A Beautifully Presented Four Bedroom Family Home
- Extended & Re-Fitted Kitchen/Diner & En-Suite Shower Room
- Landscaped South/Westerly Facing Rear Garden
- Purpose Built Home Office Pod

£625,000

Current EPC Rating - C
Current Council Tax Band - F

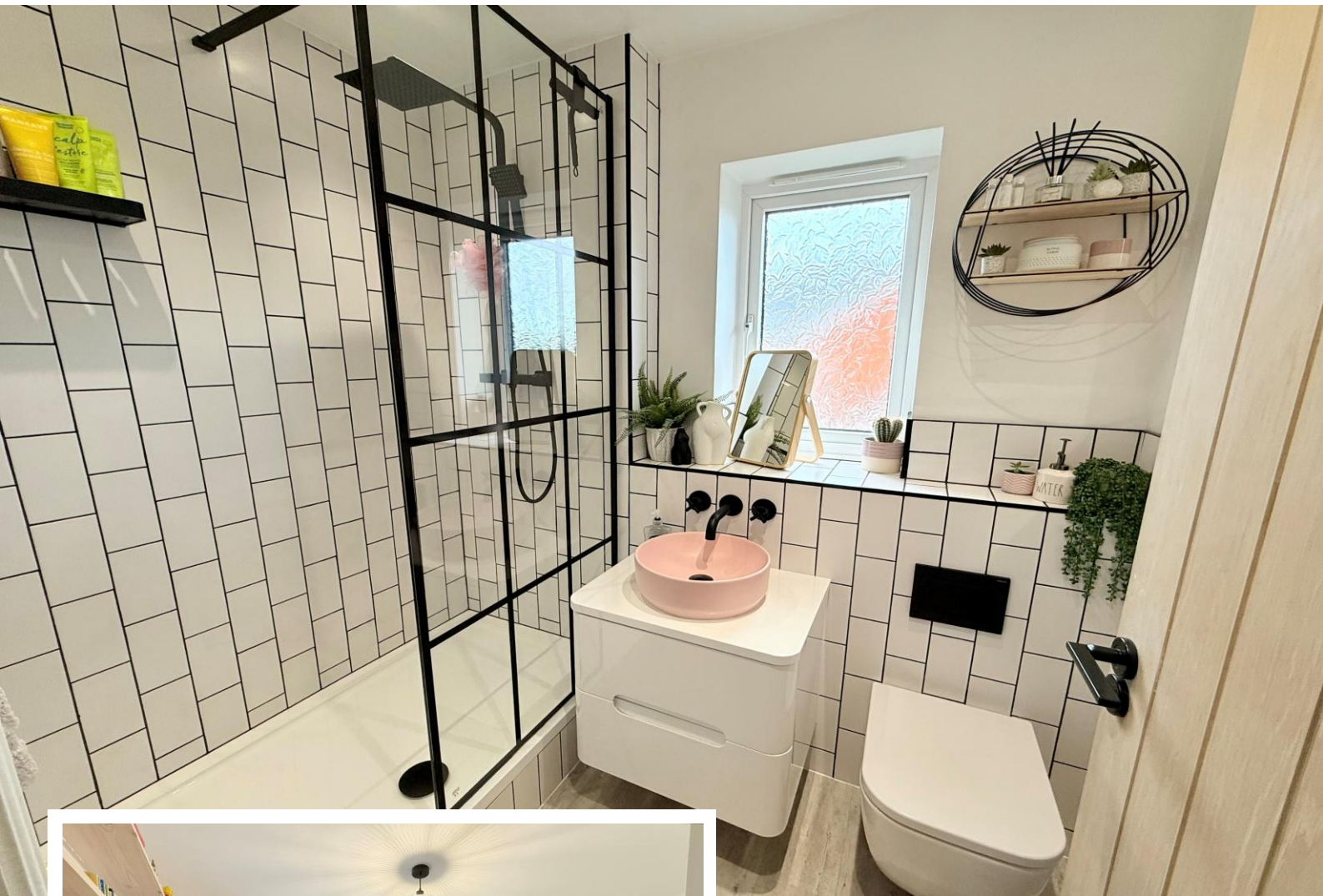




Property Description

A very well presented detached family home situated in a most popular location and offering accommodation comprising a superb open plan family kitchen/diner, lounge, utility, guest W.C, four good size bedrooms with fitted wardrobes, en-suite shower room, family bathroom, landscaped South/westerly facing rear garden with home office pod, garage and driveway parking

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

Lounge to Front 5.03m x 3.56m (16'6" x 11'8")

Impressive Open Plan Family Kitchen/Diner to Rear 7.98m max x 6.2m max (26'2" max x 20'4" max)

Bedroom One to Front 4.75m x 3.05m max (15'7" x 10'0" max)

En-Suite Shower Room 2.03m x 1.32m (6'8" x 4'4")

Bedroom Two to Rear 3.15m x 3.05m (10'4" x 10'0")

Bedroom Three to Front 3.18m max x 3.12m max (10'5" max x 10'3" max)

Bedroom Four to Rear 3.1m x 2.16m (10'2" x 7'1")

Family Bathroom to Side 2.06m x 1.85m (6'9" x 6'1")

Home Office Pod 3.63m x 2.06m (11'11" x 6'9")

Garage 5.03m x 2.46m (16'6" x 8'1")

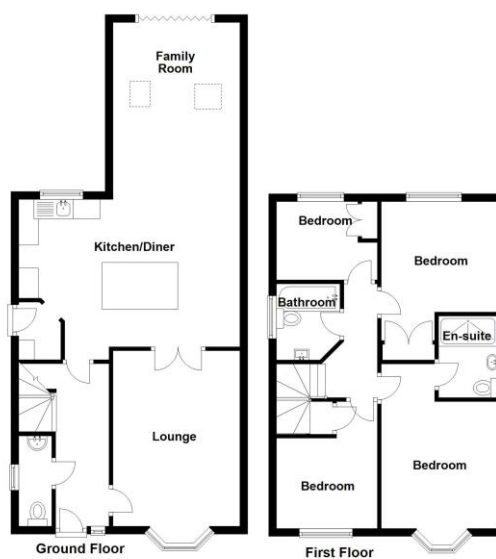
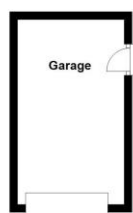
Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – F



Total area: approx. 130.6 sq. metres (1405.8 sq. feet)



316 Stratford Road
Shirley
Solihull
B90 3DN

www.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 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.