



Dickens Heath Road

Dickens Heath, Solihull

- A Spacious Three Storey Seven Bedroom Town House
- Re-Fitted Kitchen/Diner & Utility Room
- Lounge & West Facing Rear Garden
- Garage & Two Parking Spaces With EV Charging Point

OIRO £475,000

Current EPC Rating - 73 (C)
Current Council Tax Band - E





Property Description

A spacious and very well presented three storey seven bedroom town house briefly comprising lounge, re-fitted kitchen diner, utility, guest WC, four first floor bedrooms and en suite, three second floor bedrooms with en suite and family bathroom, low maintenance rear garden, garage and two parking spaces

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.

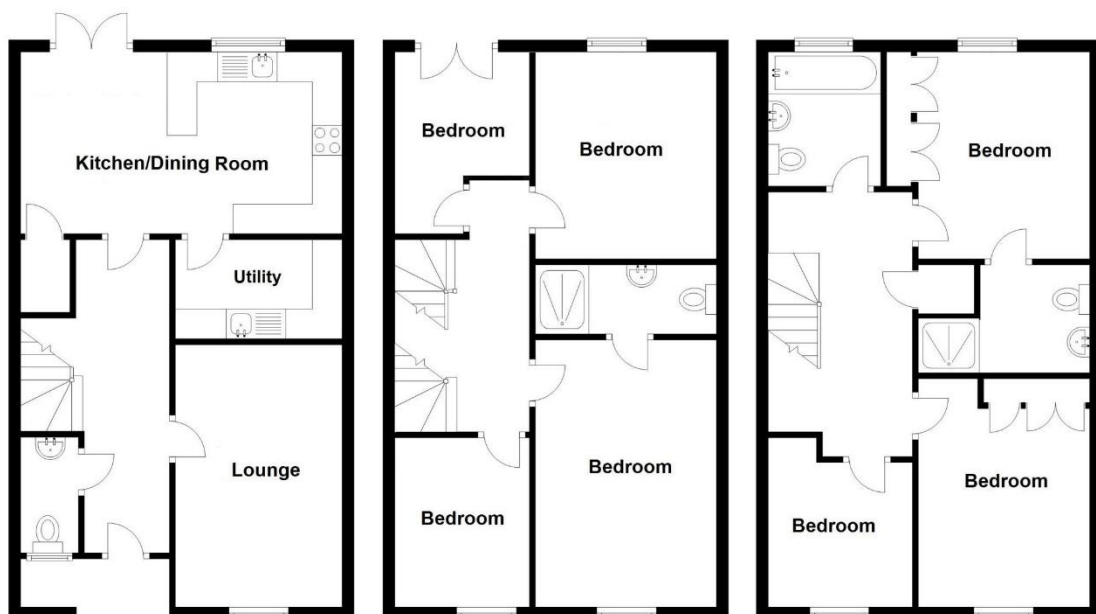


Rooms & Measurements

Entrance Hall - 4.39m x 2.06m (14'5" x 6'9" (into stairs)
 Guest WC to Front - 1.96m x 0.99m (6'5" x 3'3")
 Lounge to Front - 3.33m x 4.47m (10'11" x 14'8")
 L Shaped Kitchen Diner - 3.96m x 5.41m (13'0" (to patio doors) x 17'9" (into kitchen)
 Utility Room - 2.82m x 1.68m (9'3" x 5'6")
 Bedroom One to Front - 3.05m x 4.57m (10'0" x 15'0")
 En Suite Shower Room - 3.05m x 1.19m (10'0" x 3'11")
 Bedroom Two to Rear - 3.48m x 3m (11'5" x 9'10")
 Bedroom Three to Front - 2.9m x 2.36m (9'6" x 7'9")
 Bedroom Four to Rear - 3.12m x 2.39m (10'3" (max) x 7'10" (max)
 Landing - 4.57m x 2.44m (15'0" x 8'0")
 Bedroom Five to Front - 2.97m x 3.84m (9'9" x 12'7")
 Bedroom Six to Rear - 2.97m x 3.78m (9'9" x 12'5")
 En Suite Shower Room - 2.69m x 1.68m (8'10" x 5'6")
 Bedroom Seven to Front - 2.95m x 2.44m (9'8" x 8'0")
 Family Bathroom - 1.91m x 2.26m (6'3" x 7'5")

Tenure

We are advised by the vendor that the property is freehold but are awaiting confirmation from the vendor's solicitor. The vendor has advised there is an £800 per annum service charge, We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – E



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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.