



**Calcutt Way**

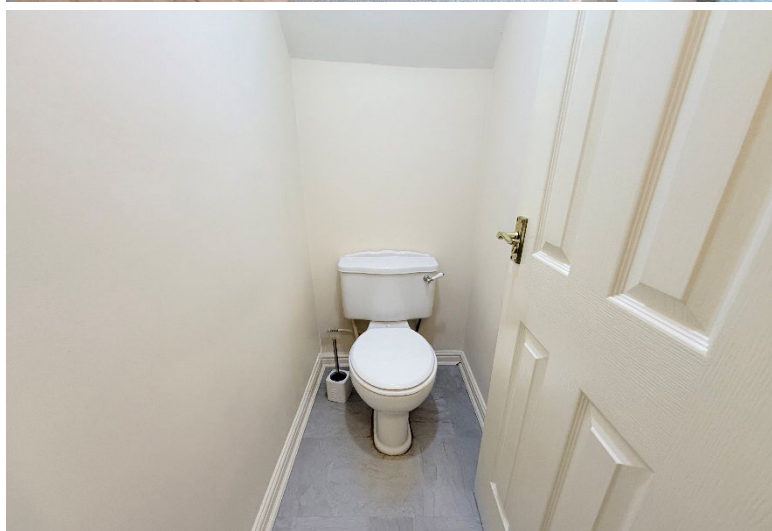
Dickens Heath, Solihull

- A Well Maintained End-Terrace Family Home
- Three Bedrooms
- Lounge & Conservatory
- Fitted Kitchen/Diner
- No Upward Chain
- Rear Garage & Allocated Parking

**Offers Over  
£315,000**

Current EPC Rating - 67 (D)  
Current Council Tax Band - D





## Property Description

A well maintained end-terrace family home situated in a most popular location offering accommodation comprising a lounge, fitted kitchen/diner, conservatory, guest W.C, three bedrooms, family bathroom, South/Westerly facing rear garden and rear garage

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 - 4.78m x 3.23m (15'8" x 10'7")

Kitchen/Diner - 4.19m x 3.4m max (13'9" x 11'2" max)

Conservatory - 3.58m x 2.57m (11'9" x 8'5")

Guest WC

Bedroom One - 3.56m max x 3.05m (11'8" max x 10'0")

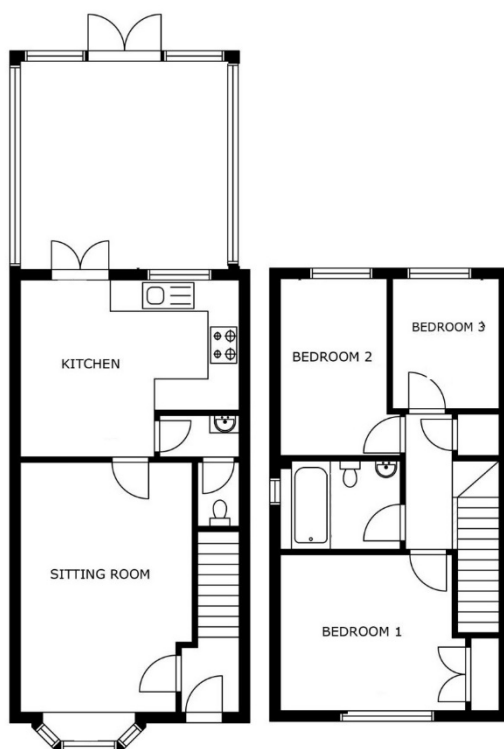
Bedroom Two - 3.28m x 1.98m (10'9" x 6'6")

Bedroom Three - 2.51m x 2.06m (8'3" x 6'9")

Family Bathroom - 2.01m x 1.65m (6'7" x 5'5")

### 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 vendor. Current council tax band – D



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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 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.