



Old Dickens Heath Road

Dickens Heath, Solihull

- An Extremely Well Presented Semi-Detached Property
- Three Bedrooms
- Open Plan Breakfast Kitchen & Conservatory
- Lounge
- En-Suite Shower Room
- Low Maintenance South/Westerly Facing Rear Garden

Offers Over £385,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A beautifully presented modern property situated in the ever popular village of Dickens Heath, the accommodation is double glazed and gas centrally heated and comprises lounge, breakfast kitchen opening into conservatory, three good size bedrooms, en-suite shower room, family bathroom, low maintenance South/Westerly facing rear garden, 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 2.2m x 5.1m (7'2" x 16'8")

Kitchen Diner 2.6m x 4.2m (8'6" x 13'9")

Conservatory to Rear 3.4m x 2.8m (11'1" x 9'2")

Dual Aspect Bedroom Two to Front

Bedroom One to Front 2.8m x 3.6m (9'2" x 11'9")

En-Suite Shower Room

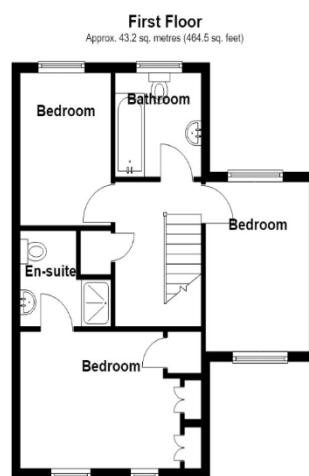
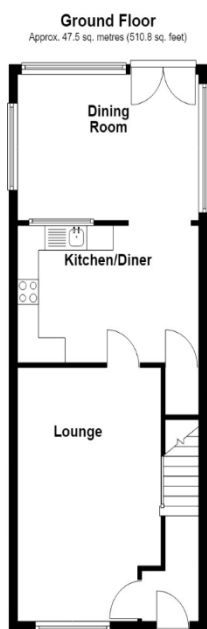
Dual Aspect Bedroom Two 4m x 2.4m (13'1" x 7'10")

Bedroom Three to Rear 2.2m x 3.3m (7'2" x 10'9")

Family Bathroom to Rear 2m x 1.9m (6'6" x 6'2")

Tenure

We are advised by the vendor that the property is leasehold with approx. 971 years remaining on the lease and an annual service charge payable of £102.26. 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 – D



Total area: approx. 90.6 sq. metres (975.3 sq. feet)

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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.