



smarthomes

**Wadbarn**

Dickens Heath, Solihull

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Lounge
- Dining Kitchen
- Re-Fitted Family Bathroom
- Landscaped South/Westerly Facing Rear Garden

**Offers Over £335,000**

Current EPC Rating - C  
Current Council Tax Band - D

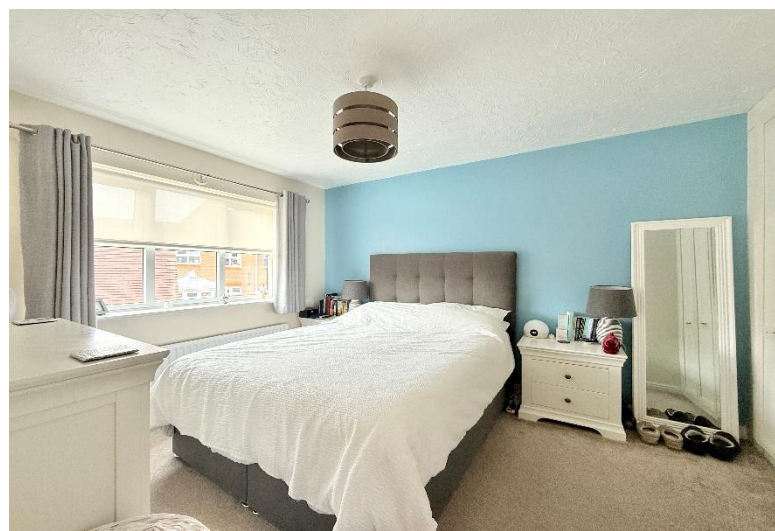
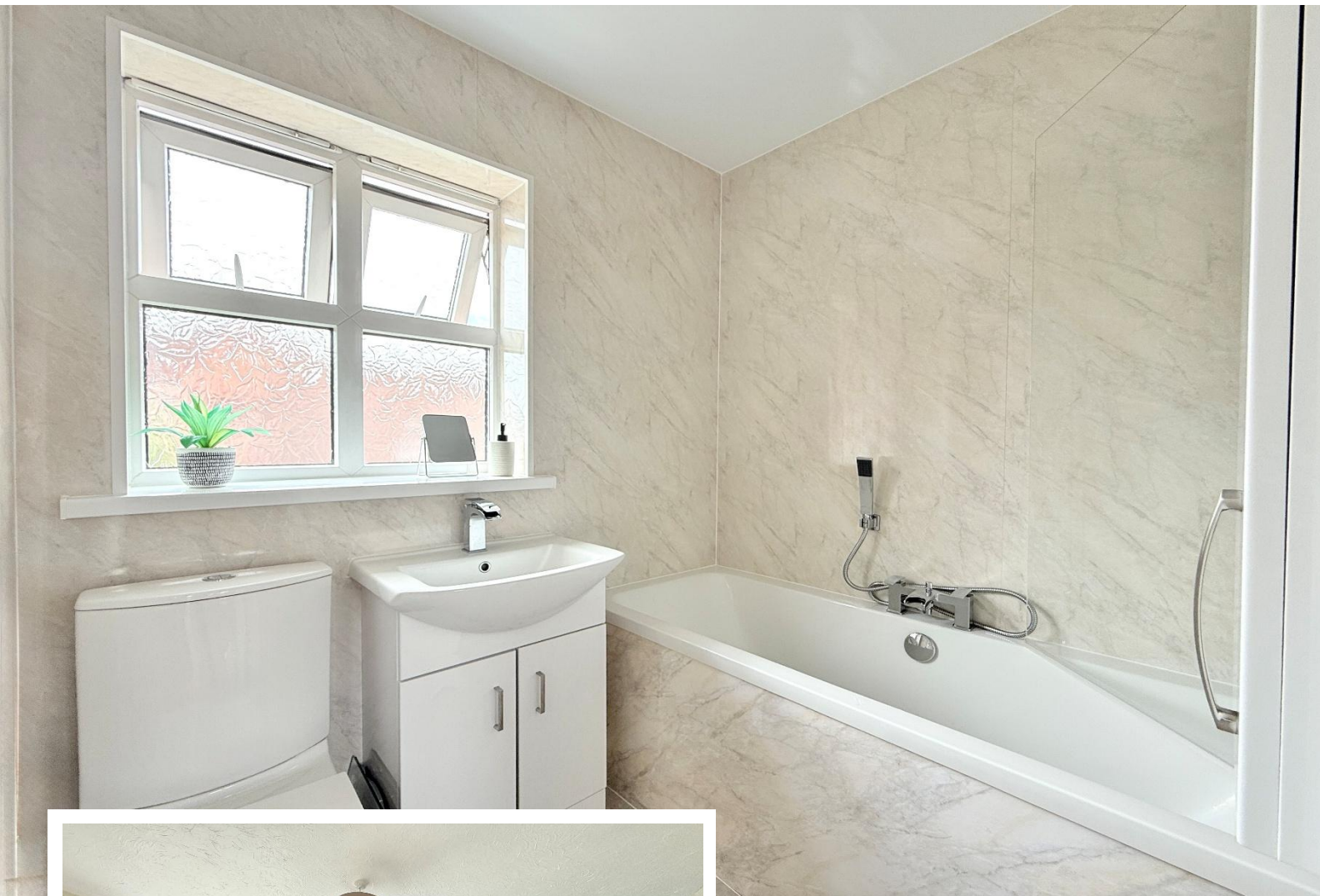




## Property Description

A well presented semi-detached family home situated in a discreet courtyard style setting offering accommodation comprising a spacious lounge, modern kitchen/diner, three bedrooms, re-fitted family bathroom, landscaped South/West facing rear garden, garage and parking space

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

Spacious Lounge to Rear 5.08m x 3.18m (16'8" x 10'5")

Modern Dual Aspect Kitchen/Diner 4.29m x 2.59m (14'1" x 8'6")

Bedroom One to Rear 3.68m x 2.9m (12'1" x 9'6")

Bedroom Two to Rear 2.69m x 2.29m (8'10" x 7'6")

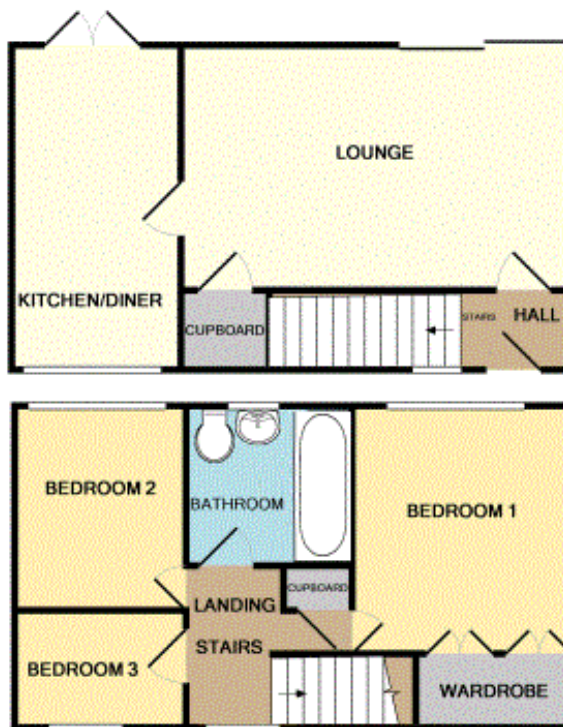
Bedroom Three to Front 2.69m x 1.78m (8'10" x 5'10")

Re-Fitted Family Bathroom to Rear 1.98m x 1.57m (6'6" x 5'2")

### Tenure

We are advised by the vendor that the property is freehold with an annual service charge of £105 for communal maintenance. We 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



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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 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.