



Birchy Close

Dickens Heath, Solihull

- A Unique Five Bedroom Detached Family Home
- Three Reception Rooms & Large Breakfast Kitchen
- En-Suite Shower Room & Two Bathrooms
- Mature Private Rear Garden & Double Garage

£900,000

Current EPC Rating - C
Current Council Tax Band - G

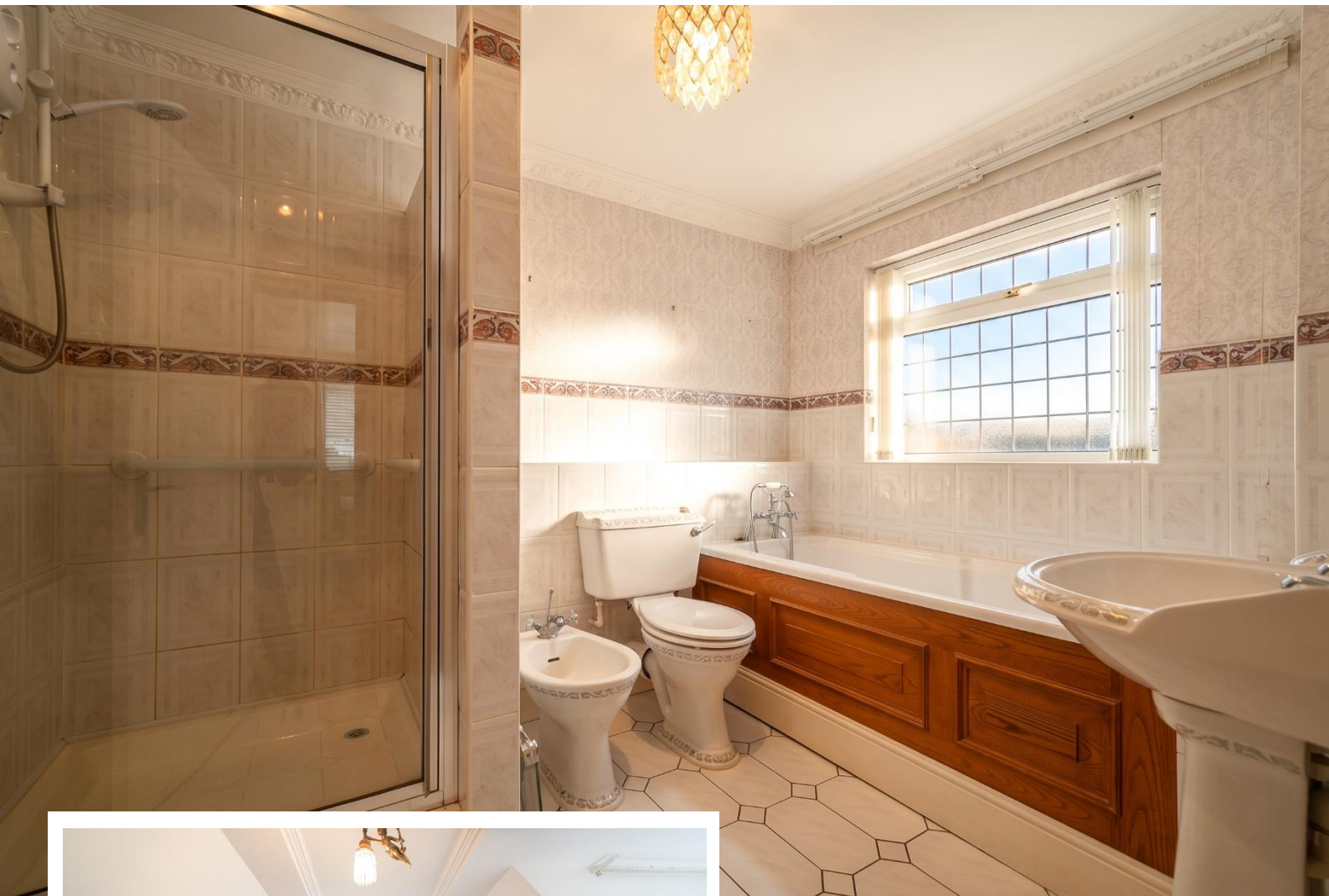




Property Description

A unique five bedroom detached family home built in 1998 by the current family and situated on a sought after private road. Offering accommodation comprising three versatile reception rooms, breakfast kitchen, conservatory, utility room, ground floor bedroom and bathroom, superb first floor master bedroom with dressing room and en-suite shower room, three further first floor bedrooms, family bathroom, generous rear garden, double garage and ample 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

Spacious L-Shaped Lounge 5.84m max x 5.59m max (19'2" max x 18'4" max)

Conservatory 3.89m x 3.86m (12'9" x 12'8")

Dining Room to Rear 4.14m x 3.58m (13'7" x 11'9")

Study to Front 3.78m x 2.9m (12'5" x 9'6")

Breakfast Kitchen to Rear 5.64m x 4.27m (18'6" x 14'0")

Utility Room 3m max x 2.26m (9'10" max x 7'5")

Ground Floor Bedroom Five to Front 4.01m x 2.87m (13'2" x 9'5")

Superb Dual Aspect Master Bedroom 5.36m x 4.39m (17'7" x 14'5")

Dressing Room 4.14m x 2.24m (13'7" x 7'4")

En-Suite Shower Room 2.79m x 1.68m (9'2" x 5'6")

Dual Aspect Bedroom Two 4.27m x 3.56m (14'0" x 11'8")

Bedroom Three to Rear 4.55m max x 4.47m (14'11" max x 14'8")

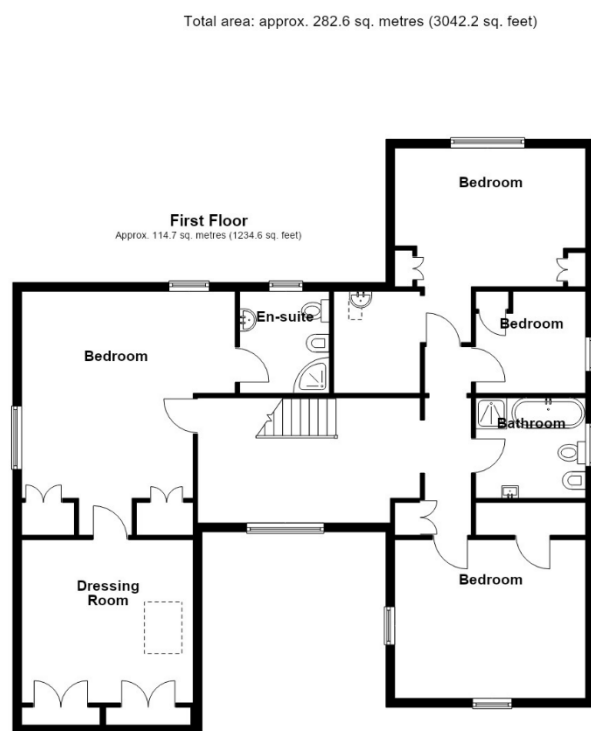
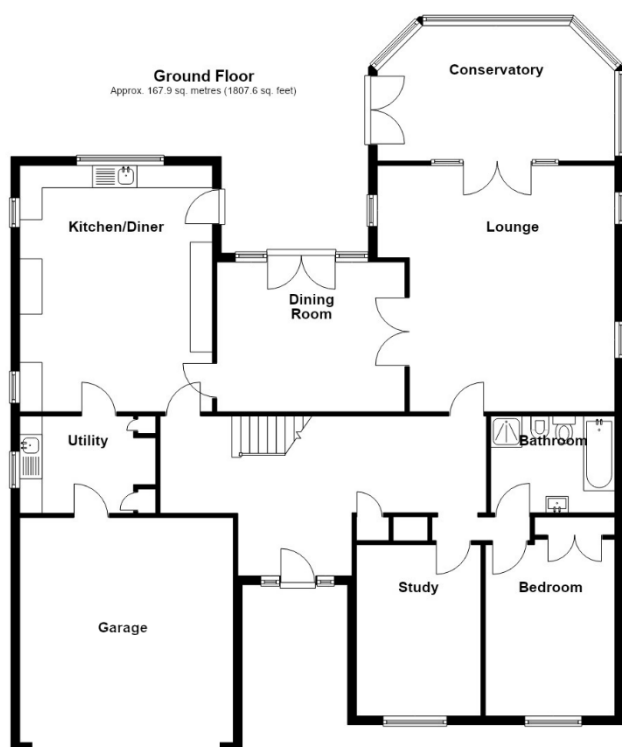
Bedroom Four to Side 2.82m x 2.21m (9'3" x 7'3")

Substantial Workshop 6.02m x 4.6m (19'9" x 15'1")

Double Garage 4.98m x 4.8m (16'4" x 15'9")

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 – G



Total area: approx. 282.6 sq. metres (3042.2 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.