



smarthomes

Old Dickens Heath Road

Dickens Heath, Solihull

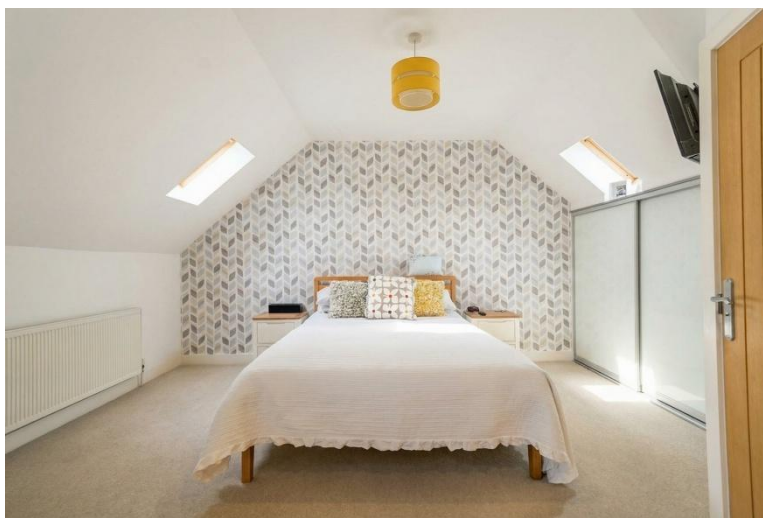
- An Extremely Well Presented Family Property
- Four Bedrooms
- Re-Fitted Family Kitchen
- Lounge/Diner
- Re-Fitted En-Suite Shower Room
- Rear Garden, Garage & Driveway Parking

£480,000

Current EPC Rating - C

Current Council Tax Band - E





Property Description

A very well presented family home situated in the popular modern village of Dickens Heath. Offering accommodation comprising a through lounge/diner, superb open plan family kitchen, guest W.C, four bedrooms, re-fitted en-suite shower room, re-fitted family bathroom, rear garden, garage and driveway parking. The property further benefits from a replacement central heating boiler fitted in January 2026.

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 Through Lounge/Diner 7.4m x 3.2m (24'3" x 10'5")

Superb Open Plan Family Kitchen 5.6m max x 5.2m max (18'4" max x 17'0" max)

Bedroom One to Front 5.4m x 4.5m (17'8" x 14'9")

Re-Fitted En-Suite Shower Room

Bedroom Two to Front 3.6m x 2.9m (11'9" x 9'6")

Dual Aspect Bedroom Three 3.7m max x 2.4m (12'1" max x 7'10")

Bedroom Four to Rear 2.7m x 2.3m (8'10" x 7'6")

Re-Fitted Family Bathroom to Side 2m x 1.8m (6'6" x 5'10")

Garage 5.1m x 2.4m (16'8" x 7'10")

Tenure

We are advised by the vendor that the property is currently leasehold with approx. 971 years remaining on the lease and a service charge of approx. £80 per annum but that the property will be sold with the benefit of the freehold upon completion. 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



Total area: approx. 120.1 sq. metres (1292.6 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.