



smarthomes

## Three Acres Lane

Dickens Heath, Solihull

- A Very Well Presented Two Double Bedroom Home
- Modern Fitted Kitchen & Modern Family Bathroom
- West Facing Rear Garden with Home Office Pod
- Two Allocated Parking Spaces

**£315,000**

Current EPC Rating - C  
Current Council Tax Band - C





## Property Description

A well presented modern style property situated in a most popular location offering accommodation comprising a spacious lounge/diner, modern fitted kitchen, guest W.C, two double bedrooms, modern family bathroom, private West facing rear garden with home office pod and allocated parking for two vehicles

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/Diner to Rear 4.2m x 3.7m (13'9" x 12'1")

Modern Fitted Kitchen to Front 2.7m x 2.3m (8'10" x 7'6")

Guest W.C

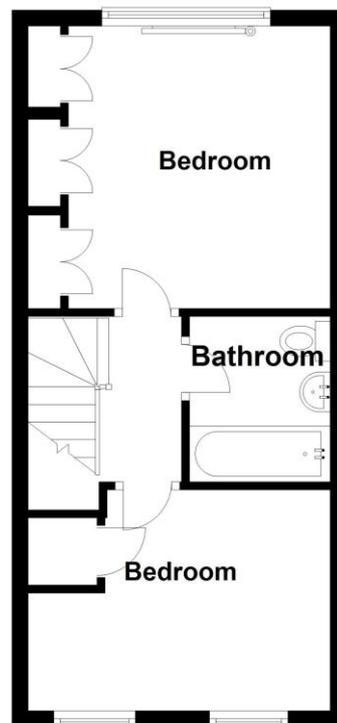
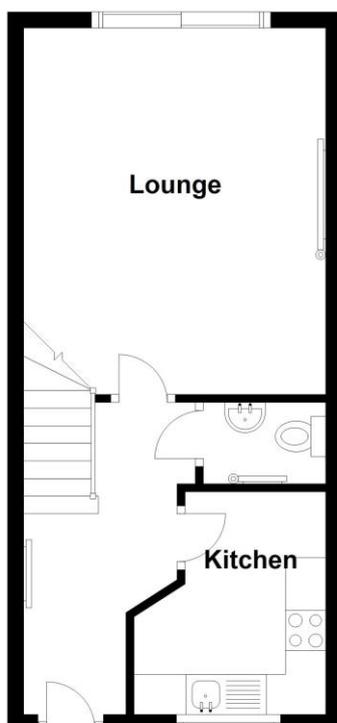
Bedroom One to Rear 3.3m x 3.1m (10'9" x 10'2")

Bedroom Two to Front 3.7m x 3m (12'1" x 9'10")

Modern Family Bathroom 1.9m x 1.6m (6'2" x 5'2")

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 – C



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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.