



smarthomes

## Griffin Lane

Dickens Heath, Solihull

- A Very Well Presented Three Bedroom Family Home
- Modern Kitchen/Diner & Family Bathroom
- Westerly Facing Rear Garden
- Two Driveway Parking Spaces

**£385,000**

Current EPC Rating - C  
Current Council Tax Band - D

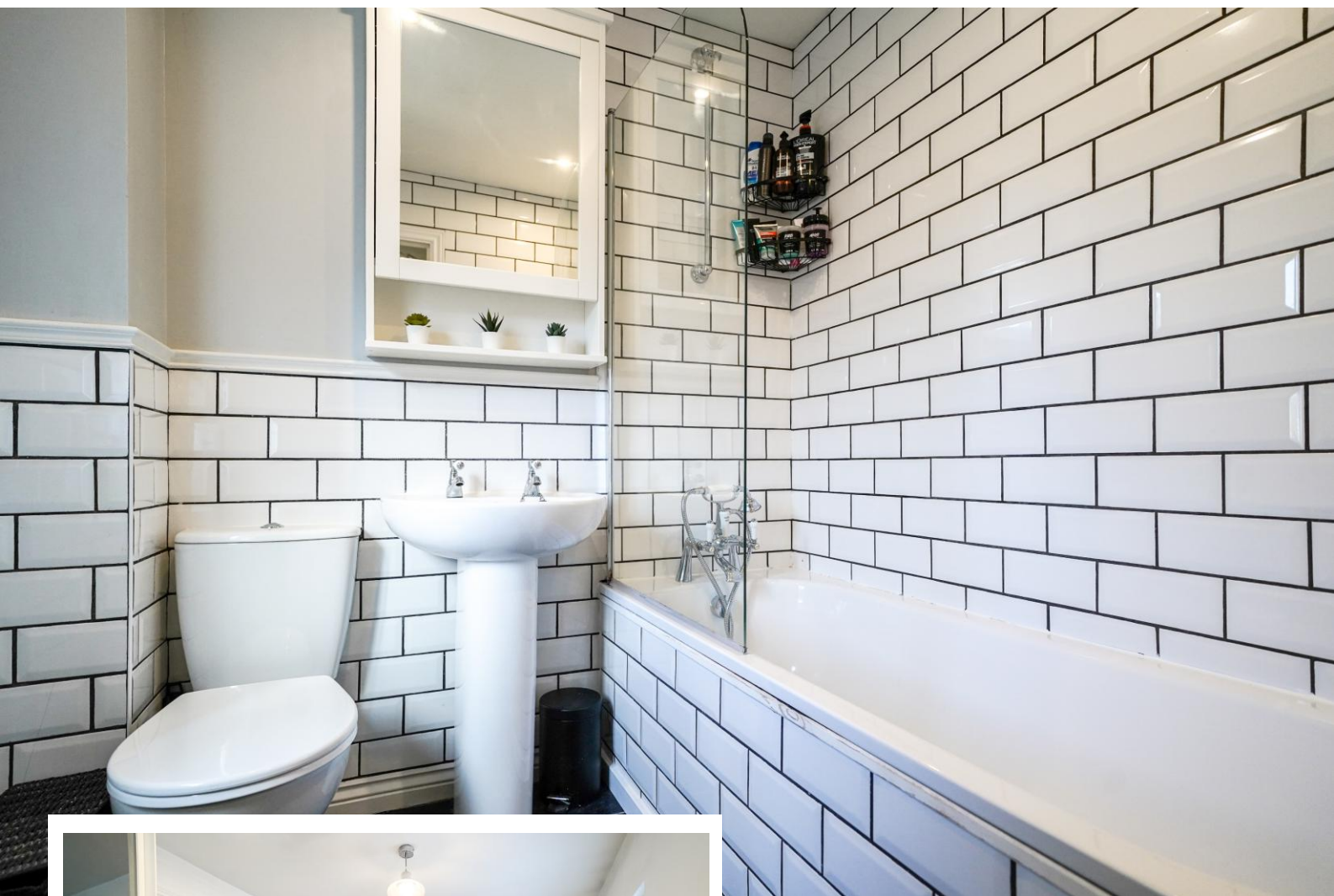




## Property Description

A very well presented semi-detached family home situated in a most sought after location with open views to front. Offering accommodation comprising a spacious lounge, kitchen/diner, guest W.C, three bedrooms, en-suite shower room, family bathroom, low maintenance Westerly facing rear garden 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

Spacious Through Lounge 6m x 3m (19'8" x 9'10")

Dual Aspect Kitchen/Diner 5.1m max x 4.3m max  
(16'8" max x 14'1" max)

Bedroom One to Front 4.1m max x 2.8m max  
(13'5" max x 9'2")

Bedroom Two to Front 3.1m x 2.7m (10'2" x 8'10")

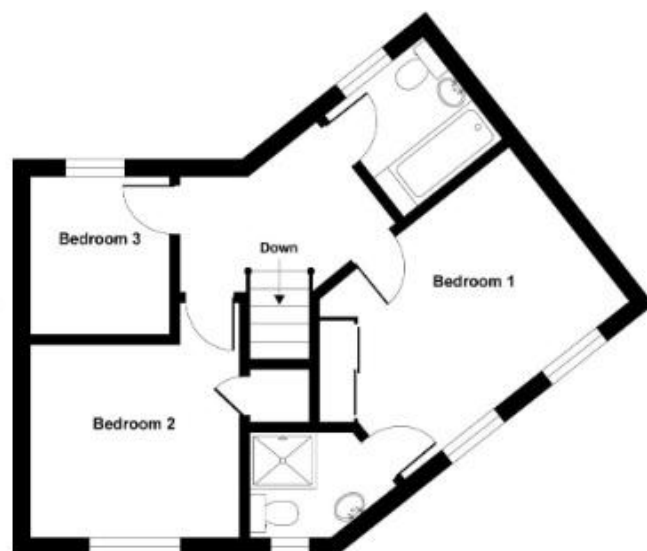
Bedroom Three to Rear 2.3m x 2m (7'6" x 6'6")

Family Bathroom to Rear 1.9m x 1.8m (6'2" x 5'10")

### 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 – 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 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.