



smarthomes



- An Extremely Well Presented Detached Property
- Five Bedrooms
- Two En Suites & Two Bathrooms
- Lounge/Dining Room

Birchy Close, Dickens Heath, Solihull, B90 1QL

£795,000

An extremely well presented detached property situated on a private road in Dickens Heath, briefly affording five bedrooms, lounge/dining room, utility, breakfast kitchen, snug, two en suites, two bathrooms, detached double garage, rear garden with further double garage and ample off road parking. EPC Rating – C. Council Tax Band - G



Property Description

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.

The property is set back from a private road behind a tarmacadam driveway providing generous off road parking and giving access to a detached double garage. Access is gained via a storm porch with obscure double glazed door with matching windows to either side leading into

Entrance Hallway

With further double glazed window to front, useful cloaks cupboard, central heating radiator, polished Porcelain tiled flooring, LED lighting, stairs leading to the first floor accommodation with glass balustrade and doors leading off to





Lounge to Front

19' 4" x 13' 5" (5.9m x 4.1m) With double glazed window to front elevation and double glazed sliding patio doors leading to rear terraced patio area, ceiling spotlights and wall lighting, central heating radiator, living flame gas fire with marble heath, inlay and surround. Opening through to



Dining Room

14' 9" x 8' 10" (4.5m x 2.7m) Having double glazed floor to ceiling window to side, central heating radiator, ceiling spotlights and wall mounted feature electric fire

Bedroom to Front

11' 9" x 9' 2" (3.6m x 2.8m) With double glazed window to front elevation, central heating radiator, ceiling light point and range of built-in wardrobes with mirrored sliding doors and door through to



En-Suite Shower Room

Being fitted with a three piece white suite comprising of; corner shower cubicle with thermostatic shower over and double opening doors, low flush WC and pedestal wash hand basin, with complementary tiling to majority of walls, tiling to floor and ceiling spotlights.

Family Bathroom

11' 9" x 7' 6" (3.6m x 2.3m) Being fitted with a three piece suite comprising; panelled bath with thermostatic shower over and bi-folding door, low flush WC and vanity wash hand basin, ceiling spotlights, chrome ladder central heating radiator, complementary tiling to majority of walled areas, tiling to flooring and obscure double glazed window to side.

Bedroom To Side

13' 1" x 11' 9" (4m x 3.6m) With double glazed window to side elevation, central heating radiator and ceiling light point

Utility Room

9' 2" x 7' 10" (2.8m x 2.4m) Fitted with a range of wall and base units in a high gloss white finish with laminate work surface over incorporating a sink and drainer unit with shower attachment tap over, plumbing for washing machine, space for a tumble dryer, chrome ladder central heating radiator, ceiling spotlight, Quartz effect tiling to floor, Aqua planning to walls, cupboard housing the boiler, double glazed door to side with matching window.

L Shaped Breakfast Kitchen

24' 7" x 14' 1" (7.5m x 4.3m) Being fitted with a range of wall, drawer and base units with complementary granite work surfaces over incorporating a sink and drainer unit with mixer tap, AEG induction hob with extractor over, eye level Neff electric oven, space for an American style fridge freezer, integrated dishwasher, centralised island with granite work surface over, two central heating radiators, ceiling spotlights, Quartz effect polished tiled flooring, aluminium framed bi-folding doors to rear garden and further double glazed window to rear

Accommodation On The First Floor

Spacious Landing

With double glazed window to front, Velux window to side, loft access, central heating radiator, feature ceiling light, ceiling spotlights and doors leading to

Master Bedroom to Rear

19' 8" x 16' 0" (6m x 4.9m) With double glazed window to rear elevation, central heating radiator, two Velux windows, eaves storage, range of built-in wardrobes, built-in vanity unit, ceiling spotlights and door to

Four Piece En Suite Bathroom

9' 2" x 6' 10" (2.8m x 2.1m) Being fitted with a three piece white suite comprising of; panelled bath, low flush WC and pedestal wash hand basin and corner shower cubicle with double opening doors and thermostatic shower, complementary tiling to walled areas, laminate flooring, Velux window to side, chrome ladder central heating radiator, spot lights to ceiling and extractor.

Bedroom Three to Front

15' 1" x 11' 1" (4.6m x 3.4m) With double glazed window to front, central heating radiator, spotlights to ceiling and Velux window to rear

Bedroom Four to Front

15' 1" x 13' 1" (4.6m x 4.0m) With double glazed window to the front, two Velux windows to rear, central heating radiator, ceiling spotlights and eaves storage

Four Piece Family Bathroom

10' 9" x 7' 6" (3.3m x 2.3m) Being fitted with a three piece white suite comprising; panelled bath, low flush WC and pedestal wash hand basin, Velux window to side, shower cubicle with glass sliding door and thermostatic shower over, complementary tiling to walled areas, shaver socket, chrome ladder central heating radiator, airing cupboard, ceiling

spotlights and extractor

Large Rear Garden

Being mainly laid to lawn with Indian sandstone terraced patio area with Cotswold stone borders, variety of mature shrubs and bushes and tarmacadam driveway leading to double garage to rear

Detached Double Garage

16' 4" x 15' 5" (5m x 4.7m) Having electric roller-shutter door, ceiling light with eaves storage, obscure double glazed window to the front, further obscure double glazed door to side, electric consumer board and plumbing for washing machine with laminate surface over.

Tenure

We are advised by the vendor that the property is freehold, but 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 Nigel Hodges. Current council tax band - G





Total area: approx. 218.8 sq. metres (2355.0 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.