



smarthomes

Griffin Lane

Dickens Heath, Solihull, B90 1TS

- A Modern Style Mid-Terrace Family Home
- Three Bedrooms
- Re-Fitted Breakfast Kitchen
- Re-Fitted En-Suite Shower Room

£355,000

EPC Rating - 74

Current Council Tax Band - D





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 enviably positioned next to a protected nature reserve and is accessed via a footpath leading to the front of the property with a canopy porch and a double glazed front door leading into

Entrance Hallway

With tiled flooring, ceiling spot lights, radiator, stairs leading to the first floor accommodation and doors leading off to



Lounge/Diner to Rear

15' 8" max x 14' 8" max (4.78m max x 4.47m max) With UPVC double glazed French doors leading to rear garden, UPVC double glazed window to rear, laminate flooring, under stairs storage cupboard, wall mounted radiator, ceiling spot lights, wall light points and a feature fireplace with marble hearth and electric fire



Re-Fitted Breakfast Kitchen to Front

11' 1" x 8' 11" (3.38m x 2.72m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for washing machine, integrated fridge/freezer and dishwasher, concealed wall mounted gas central heating boiler, tiling to splash back areas and floor, radiator, ceiling light point and a double glazed window to the front aspect



Guest W.C

Being fitted with a modern white suite comprising a low flush WC and wash hand basin. Tiling to floor, radiator and ceiling light point

Landing

With ceiling light point, loft hatch, over stairs storage cupboard and doors leading off to

Bedroom One to Front

11' x 9' 2" (3.35m x 2.79m) With double glazed window to front elevation, radiator, built in wardrobe, ceiling light point and door to



Re-Fitted En-Suite Shower Room

Being re-fitted with a modern white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, metro tiling to splash prone areas and ceiling spot lights

Bedroom Two to Rear

10' 5" x 8' 4" (3.18m x 2.54m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Rear

7' 3" x 7' 2" (2.21m x 2.18m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Front

Being fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the front elevation



Rear Garden

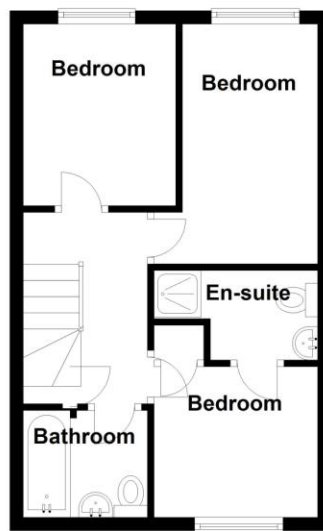
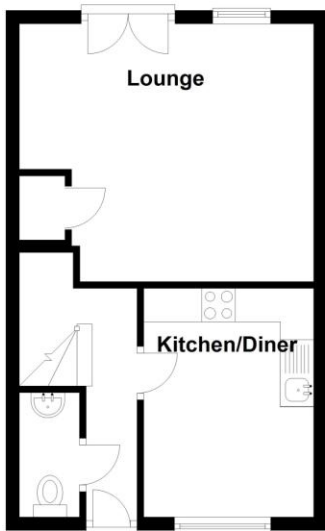
Being mainly paved with a laid lawn area, panelled fencing and brick built walls to boundaries and gated access leading to

Garage & Parking

With an up and over door for vehicular access and off road parking to fore

Tenure

We are advised by the vendor that the property is freehold and the garage is leasehold with 977 years remaining on the lease with a ground rent of approx. £28 per annum, 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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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.