



smarthomes

## Aldershaws

Dickens Heath, Solihull, B90 1SQ

- A Beautifully Presented & Extended Family Home
- Three Double Bedrooms
- Impressive Family Dining Kitchen
- Family Bathroom

**£425,000**

EPC Rating 72

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 set back from the road behind a block paved and tarmac driveway providing off road parking for two vehicles extending to up and over garage door and canopy porch with lighting and wooden front door with obscure double glazed inserts leading through to



### Lounge to Front

18' 4" into bay x 12' 1" (5.6m x 3.7m) With double glazed bay window to front elevation, wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading through to



### Impressive Open Plan Family Dining Kitchen to Rear

20' 11" x 20' 8" (6.4m x 6.3m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, composite sink and drainer unit with mixer tap, four ring Siemens hob with feature glazed splashback and extractor canopy over, inset eye-level Siemens oven with warming drawer beneath, integrated dishwasher, breakfast bar seating area, three radiators, spot lights to ceiling, wood effect flooring, vaulted ceiling, double glazed folding doors opening through to the rear garden and door leading through to



### Utility Room

7' 10" x 7' 10" (2.4m x 2.4m) With radiator, tiled flooring, ceiling light point, space and plumbing for washing machine and tumble dryer, space for fridge freezer and door leading into

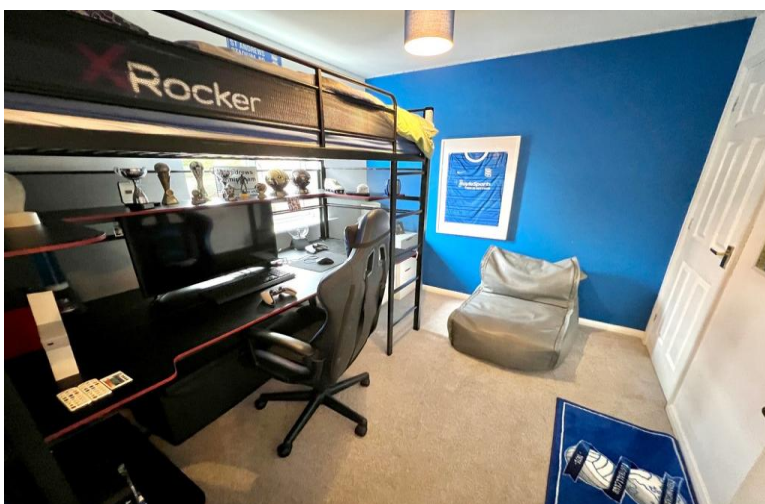
### Guest WC

With low flush WC, wall mounted wash hand basin, tiled flooring, ceiling light point and ladder style radiator

### Accommodation on the First Floor

#### Landing

With loft access, ceiling light point, useful airing cupboard housing boiler and doors leading off to



#### Bedroom One to Front

13' 1" x 12' 1" into wardrobe (4.0m x 3.7m) With double glazed window to front elevation, radiator, ceiling light point and fitted wardrobes with sliding mirrored doors

#### Bedroom Two to Front

11' 5" x 7' 10" (3.5m x 2.4m) With double glazed window to rear elevation, radiator and ceiling light point



### Bedroom Three to Rear

9' 2" x 8' 2" (2.8m x 2.5m) With double glazed window to rear elevation, radiator, ceiling light point and useful storage cupboard

### Family Bathroom to Rear

8' 10" x 5' 2" (2.7m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, ladder style radiator, wood effect flooring, shaver socket, extractor and ceiling light point



### Low Maintenance Rear Garden

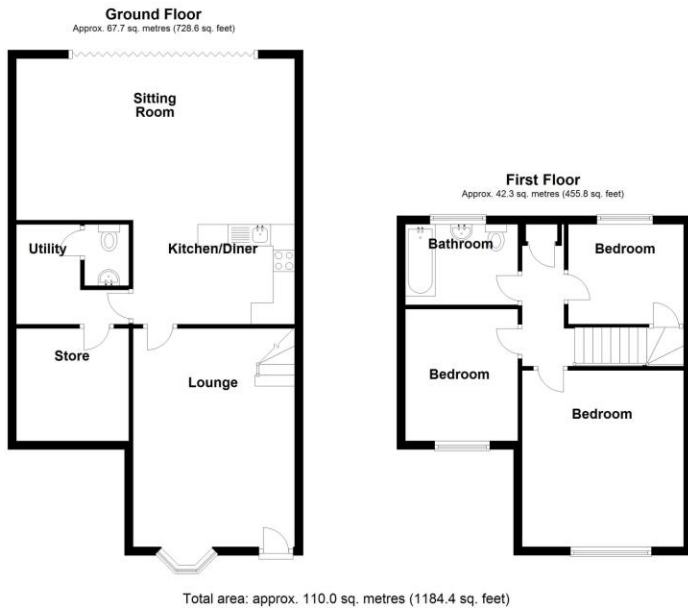
Being decked for low maintenance and an ideal space for entertaining with fencing and walls to boundaries, external lighting and power points

### Garage

8' 10" x 8' 2" (2.7m x 2.5m) With ceiling light point and metal up and over garage door to driveway

### 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 – D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.