



smarthomes



- A Beautifully Presented & Extended End-Terrace Family Home
- Four Good Size Bedrooms
- Extended Fitted Kitchen
- Modern En-Suite Shower Room

Calcutt Way, Dickens Heath, Solihull, B90 1RS

A beautifully presented and extended end-terrace family home situated in the popular modern village of Dickens Heath. Offering accommodation comprising a spacious extended lounge, dining room, extended fitted kitchen, utility room, guest W.C, four good size bedrooms, modern en-suite shower room, modern family bathroom, South facing rear garden, side garage and driveway parking

Offers Over £400,000

EPC Rating - C

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 tarmac driveway providing off road parking with a blue slate chipped border and a storm porch with composite double glazed door leading into



Entrance Hallway

With ceiling light point, stairs leading to the first floor accommodation and door leading off to



Lounge to Front

16' 8" max x 15' 8" max (5.1m max x 4.8m max) With a UPVC double glazed bay window and further UPVC double glazed window to front elevation, wall mounted radiator, four ceiling light points, a range of fitted storage, living flame gas fire with marble hearth and surround and door to



Dining Room to Rear

11' 9" x 11' 1" (3.6m x 3.4m) With UPVC double glazed French doors leading to rear garden, UPVC double glazed window to rear, wooden flooring, wall mounted radiator, two ceiling light points, glazed double doors leading to kitchen and door to



Guest W.C

Being fitted with a white suite comprising a low flush W.C and wall mounted corner wash hand basin. Tiling to splash back areas, wooden flooring and ceiling spot light

Extended Fitted Kitchen to Rear

17' 4" x 8' 6" (5.3m x 2.6m) Being fitted with a range of wall, base and drawer units with a granite work surface over incorporating an inset 1 1/2 bowl sink and drainer with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over and double oven below. Integrated fridge/freezer and dishwasher, tiling to floor, feature vertical radiator, ceiling spot lights, a double glazed window to the rear aspect and archway leading to

Utility Room

7' 10" x 4' 11" (2.4m x 1.5m) Fitted with a range of wall and base units with a work surface over incorporating an inset sink and drainer with mixer tap. Space and plumbing for washing machine, UPVC double glazed door to side, UPVC double glazed window to rear, tiling to floor, ceiling spot lights and courtesy door to garage

Landing

With two ceiling light points, airing cupboard, loft hatch and door leading off to

Bedroom One to Front

11' 5" x 9' 10" (3.5m x 3m) With double glazed window to front elevation, radiator, ceiling light point, over stairs storage cupboard, built in wardrobe and door to

Modern En-Suite Shower Room

Being fitted with a modern white suite comprising of a shower enclosure, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor and ceiling light point

Bedroom Two to Rear

11' 1" x 6' 10" (3.4m x 2.1m) With double glazed window to rear elevation, radiator and ceiling light point

Dual Aspect Bedroom Three

10' 9" x 6' 6" (3.3m x 2m) With double glazed windows to side and rear elevations, radiator and ceiling light point

Bedroom Four to Front

10' 5" x 6' 2" (3.2m x 1.9m) With double glazed window to front elevation, storage cupboard, radiator and ceiling light point

Modern Family Bathroom to Rear

7' 10" x 6' 6" (2.4m x 2m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

South Facing Rear Garden

Being mainly laid to lawn with a block paved patio, planted shrub borders with railway sleepers, timber framed shed, cold water tap, gated side access and panelled fencing to boundaries

Garage

17' 4" x 8' 2" (5.3m x 2.5m) Located at the side of the property with an up and over door to property frontage, wall mounted gas central heating boiler, ceiling light point and courtesy door to utility

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

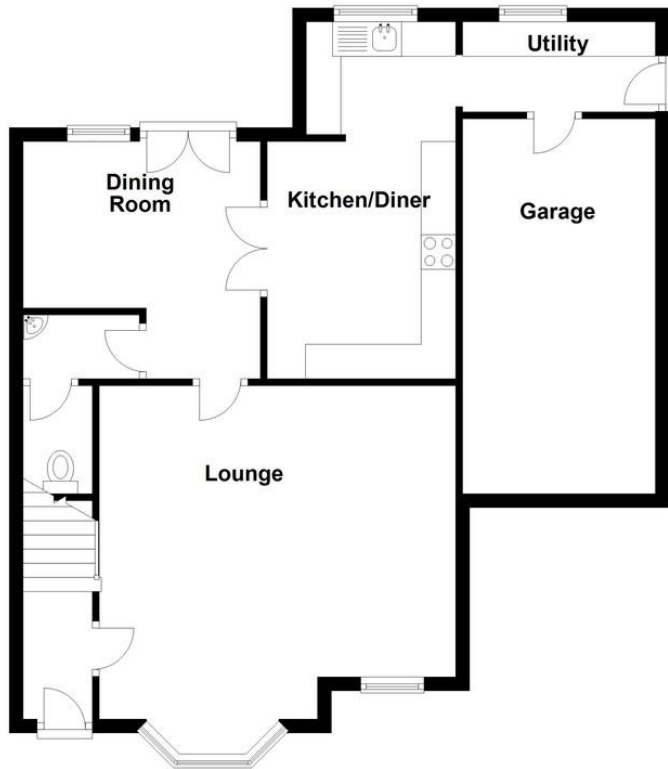


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



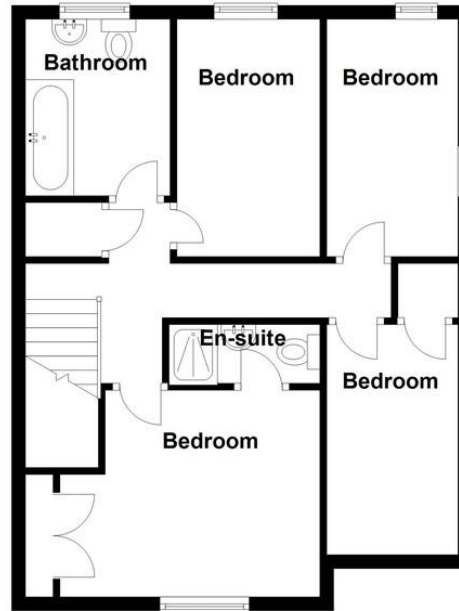
Ground Floor

Approx. 75.0 sq. metres (807.1 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



Total area: approx. 126.2 sq. metres (1358.4 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 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.