



smarthomes

Rumbush Lane

Dickens Heath, Solihull

- A Beautifully Presented Three Bedroom Family Home
- Kitchen/Diner & Family Bathroom
- Private Rear Garden
- Two Allocated Parking Spaces & Garage

£325,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A well presented semi-detached family home situated in a most sought after location offering accommodation comprising a spacious lounge, dual aspect kitchen/diner, three bedrooms, family bathroom, rear garden, two parking spaces and garage in a separate block

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 Lounge to Rear 5.05m x 3.15m (16'7" x 10'4")

Dual Aspect Kitchen/Diner 4.27m x 2.59m (14'0" x 8'6")

Bedroom One to Rear 3.68m x 2.92m (12'1" x 9'7")

Bedroom Two to Rear 2.64m x 2.29m (8'8" x 7'6")

Bedroom Three to Front 2.64m x 1.75m (8'8" x 5'9")

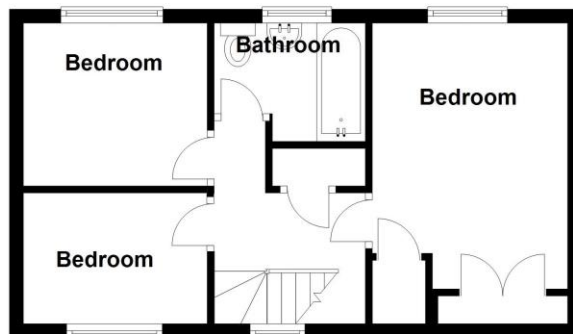
Family Bathroom to Rear 1.98m x 1.65m (6'6" x 5'5")

Tenure

We are advised by the vendor that the property is leasehold with approx. 973 years remaining on the lease and a ground rent of approx. £200 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

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 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.