



smarthomes

## Rumbush Lane

Dickens Heath, Solihull

- A Superb Mid Terraced Property
- Open Plan Kitchen Dining Family Room
- Three Bedrooms
- Two Underground Parking Spaces

**Offers Over £350,000**

Current EPC Rating - 85 (B)  
Current Council Tax Band - D

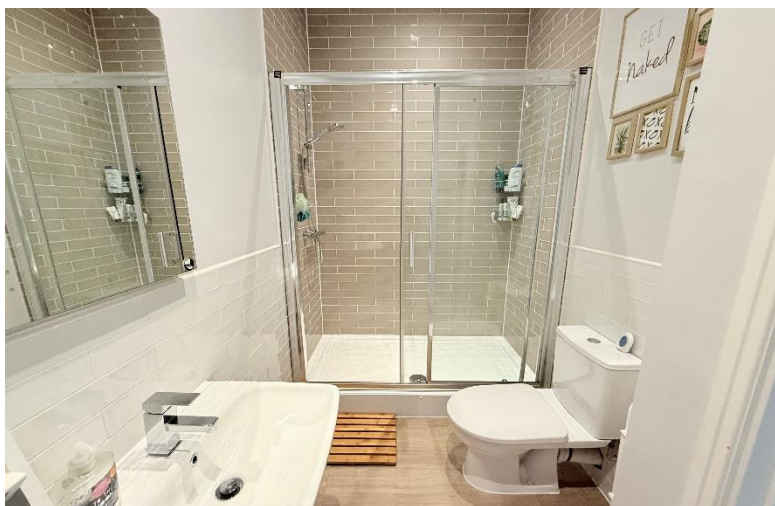
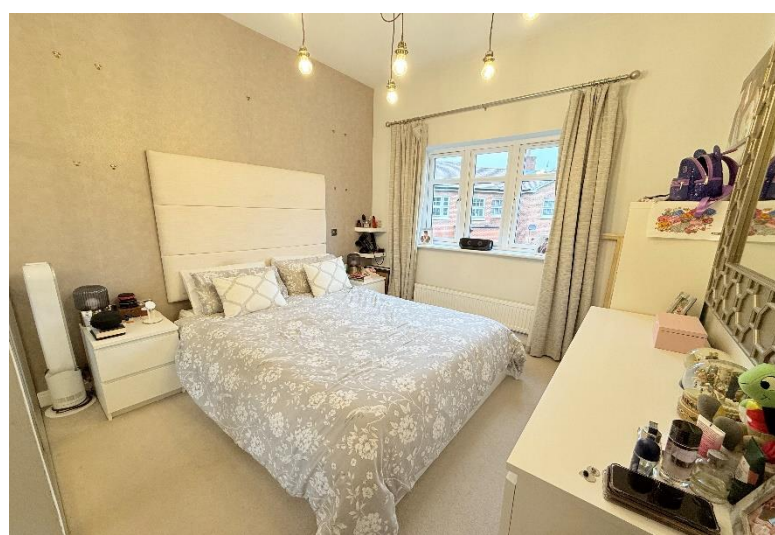




## Property Description

A superb mid terraced property offering three bedrooms, lounge, open plan kitchen dining family room, guest WC, en suite shower room, family bathroom, courtyard style rear garden, two allocated underground parking spaces and communal gardens

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

Welcoming Entrance Hall

Lounge to Front - 3.2m x 3.96m (10'6" x 13'0")

Guest WC - 1.02m x 1.85m (3'4" x 6'1")

Kitchen Dining Family Room to Rear - 5.26m x 3.99m (17'3" x 13'1")

Bedroom One to Rear - 3.07m x 3.99m (10'1" x 13'1" (into wardrobes)

En Suite Shower Room - 2.77m x 1.22m (9'1" x 4'0")

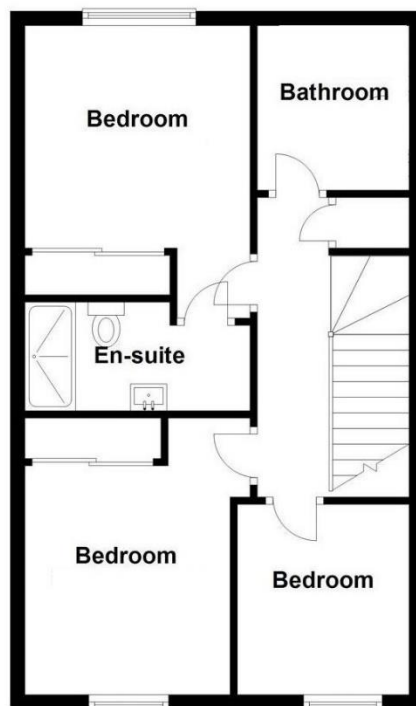
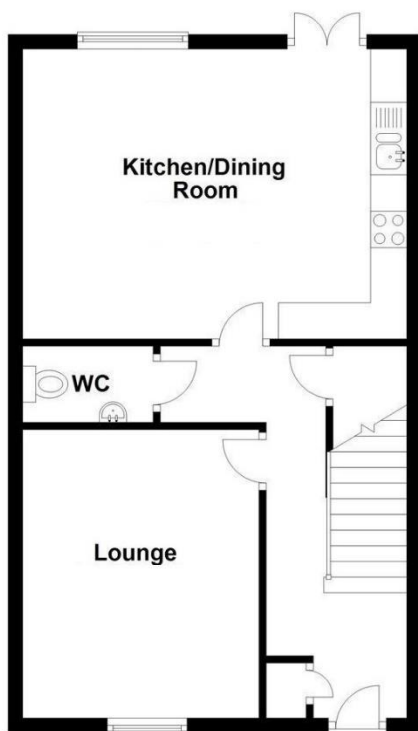
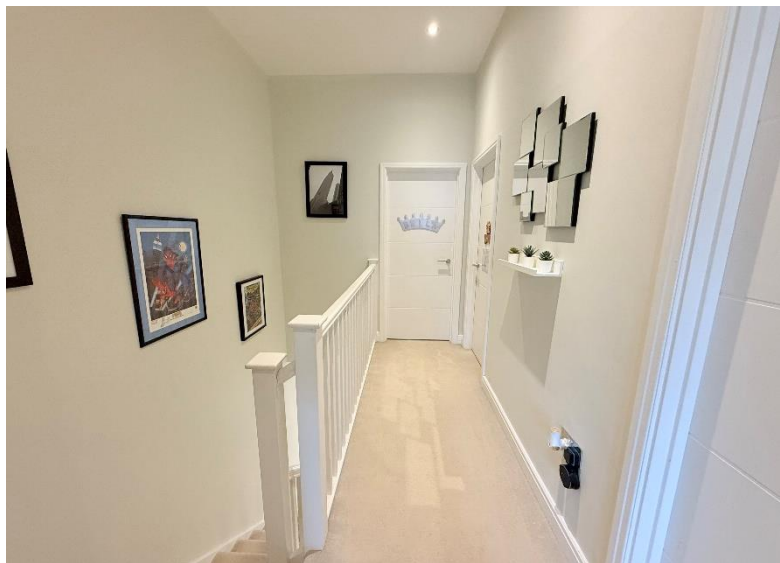
Bedroom Two to Front - 3.76m x 2.77m (12'4" x 9'1" (min)

Bedroom Three to Front - 2.34m x 2.57m (7'8" x 8'5")

Family Bathroom to Rear - 1.85m x 2.24m (6'1" x 7'4")

Tenure

We are advised by the vendor that the property is leasehold with approx. 241 years remaining on the lease, a service charge of approx. £2,000 per annum and a ground rent of approx. £250 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. 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 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.