



smarthomes

Trundalls Lane

Dickens Heath, Solihull

- A Well Presented Three Bedroom Family Home
- Fitted Kitchen/Diner & En-Suite Shower Room
- Westerly Facing Rear Garden
- Garage & Driveway Parking

£335,000

Current EPC Rating - C
Current Council Tax Band - D

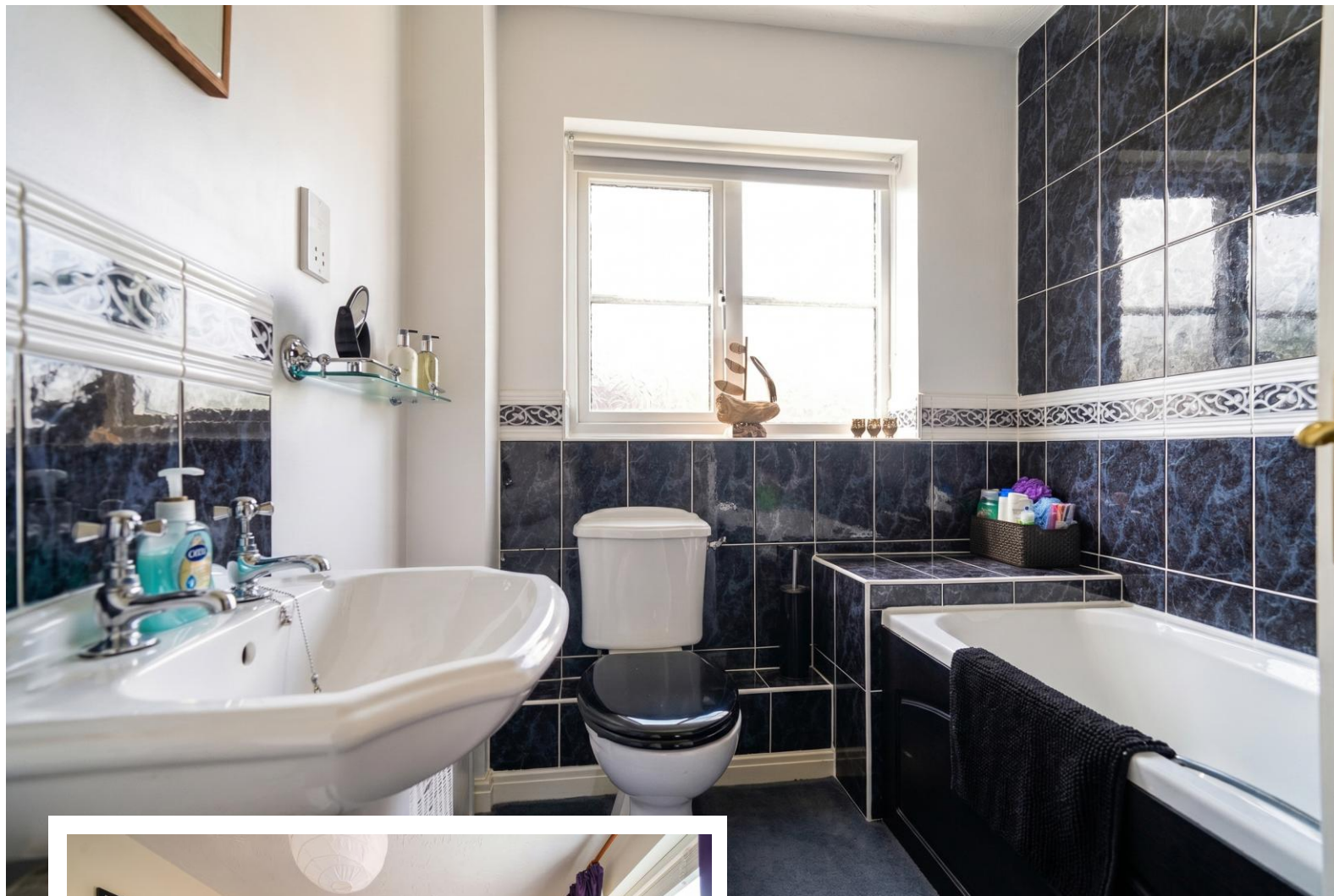




Property Description

A well presented modern style family home offering accommodation comprising three good sized bedrooms, lounge, kitchen/diner, re-fitted en-suite shower room, family bathroom, easily maintained Westerly facing rear garden, garage and off-road parking

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

Lounge to Front 5m x 3.1m (16'4" x 10'2")

Kitchen/Diner to Rear 4.2m x 2.6m (13'9" x 8'6")

Master Bedroom to Front 3.6m (to wardrobes) x 2.7m (11'9" x 8'10")

Re-Fitted En-Suite Shower Room

Dual Aspect Bedroom Two 3.8m x 2.4m (12'5" x 7'10")

Bedroom Three to Rear 3.2m x 2.2m (10'5" x 7'2")

Family Bathroom to Rear 2m x 1.9m (6'6" x 6'2")

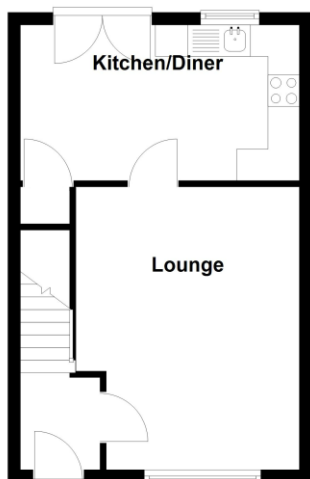
Tenure

We are advised by the vendor that the property is freehold with an annual service charge of approx. £106.60. 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



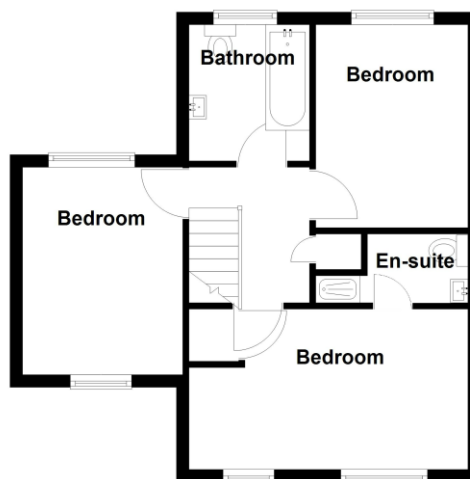
Ground Floor

Approx. 338.5 sq. feet



First Floor

Approx. 432.7 sq. feet



Total area: approx. 771.2 sq. feet

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.