



Hawkins  
Patterson &

Rumbush Lane, Dickens Heath, Solihull. B90 1FH

Solihull

Guide Price  
£419,950



**Bedrooms: 5 | Bathrooms: 3 | Receptions: 2**

Dickens Heath Village is set in a semi rural location and is within easy reach of the excellent amenities provided in Shirley, Solihull, Birmingham City Centre and Stratford Upon Avon, with Whitlocks End train station being within close proximity. Junction 4 of the M42 provides speedy access to the M40, M5 and M6 motorways, National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station.

Dickens Heath benefits from the retail outlets located on the Main Street including Mortons Bar and Deli, Tesco Express, Costa coffee, pharmacy among other retailers. There are several excellent restaurants/ takeaways to choose from including Gastro and Indian. The medical centre, dentist, village hall, library and very popular Community Primary School all combine to ensure Dickens Heath Village offers a comprehensive range of services to the local residents.

The Waterside development is adjacent which adjoins the Stratford upon Avon canal and offers delightful walks especially for dog lovers. Positioned in the heart of Dickens Heath this superb spacious and stylish house is laid out over three floors and boasts sociable large open plan living areas as well as more intimate rooms. There are five large bedrooms and three bathrooms and a perfect courtyard style garden for alfresco dining and BBQ's.

The property stands back from the road behind a iron fenced, block paved foregarden with a large recessed porch, meter cupboard and access is gained via the entrance door leading to;

### **HALL**

Laminate flooring, LED downlights, radiator, stairs off to the first floor and doors to:

### **GUEST CLOAKROOM WC**

Modern tiled splashbacks and flooring, refitted white suite with WC and wash basin having storage beneath, LED downlights and extractor.

### **MODERN KITCHEN**

Black gloss fronted, base, wall and drawer units, worktops, one and a half sink drainer unit, integrated dishwasher, washing machine, fridge and freezer, built in Bosch oven, four ring gas hob and extractor over, double glazed window to front, radiator, LED downlights and ceiling extractor fan.





## **SPACIOUS LIVING ROOM AND DINING ROOM**

### **LIVING ROOM AREA**

Double glazed window and French doors to the garden terrace, radiator, opening through to;

### **DINING AREA**

Radiator and understairs storage cupboard.

### **FIRST FLOOR LANDING**

LED downlights, smoke alarm and doors to:

### **BEDROOM ONE**

Two double glazed window to rear, radiator, full length fitted wardrobes, door to;

### **ENSUITE SHOWER**

White Porcelanosa pedestal wash basin, WC, double shower cubicle with thermostatic shower, tiled splashbacks, chromed heated towel rail, shaver point, LED downlights and extractor fan.

### **BEDROOM FOUR**

Double glazed window to front and radiator.

### **JACK AND JILL BATHROOM ROOM**

White suite with Porcelanosa pedestal wash basin, WC, panelled bath with thermostatic shower over, tiled splashbacks, LED downlights, extractor fan, chromed heated towel rail, shaver point and tiled floor.

### **BEDROOM FIVE**

Double glazed window to front, built in cupboard and radiator.

### **SECOND FLOOR LANDING**

LED downlights, smoke alarm, airing cupboard and doors to:



## **BEDROOM TWO**

Double glazed window to rear, radiator, fitted wardrobes and door to;

## **JACK AND JILL SHOWER ROOM**

Modern white suite, Porcelanosa pedestal wash basin, WC, double shower cubicle and thermostatic shower, tiled splashbacks, chromed heated towel rail, shaver point, extractor fan, LED downlights extractor fan and door to landing.

## **BEDROOM THREE**

Double glazed window to front and radiator.

## **GARDEN TERRACE**

A block paved terrace, offering low maintenance which is bathed in morning sun, iron fencing and gate to rear onto garden square which is a residents only garden area with access to the underground parking via lift or stairs.

## **SECURE UNDERGROUND PARKING**

From Gorcott Lane there is a sloped driveway with a remote control security barrier leading underground. There are two private and secure car parking spaces one in front of the other (Numbered 367), a communal bin store area and cycle storage area for residents.

## **GENERAL INFORMATION**

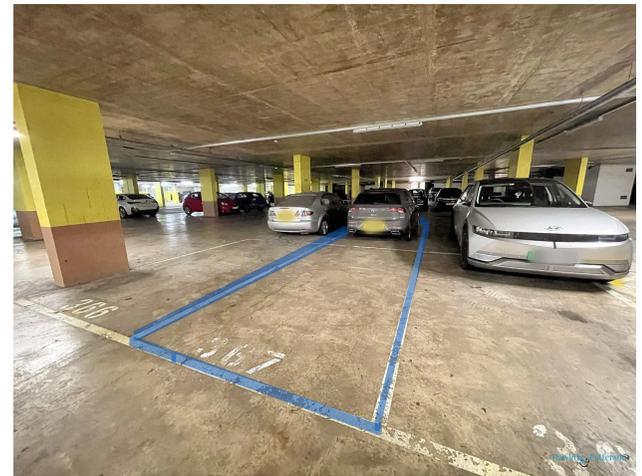
EPC BAND TBC

Council Tax Band F (Solihull Metropolitan Borough Council).

Leasehold with 978 years unexpired. Service charge £1899.60 per year. Ground rent £202 per year.







Approx Gross Internal Area  
166 sq m / 1787 sq ft



Ground Floor  
Approx 53 sq m / 573 sq ft

First Floor  
Approx 56 sq m / 606 sq ft

Second Floor  
Approx 57 sq m / 609 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Hawkins & Patterson**

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