

Horton & Storey



Spindle Lane, Dickens Heath, Solihull,

£450,000

Property Features

- Extended Detached Family Home
- Four Bedrooms
- Two Ensuite Bedrooms
- Large Office
- Private Rear Garden
- Kitchen-Diner
- Quiet End Of Cul-De-Sac Location
- Separate Garage
- Family Bathroom
- Private Off Road Parking For Several Cars

Full Description

LOCAL AREA The property is situated in the heart of Dickens Heath Village, walking distance to all local amenities. Dickens Heath Village itself is set in a convenient location in Solihull. It has its own shops, bars, restaurants and school. Dickens Heath Village is in close proximity to Shirley High Street and Solihull Town Centre. The area benefits from excellent transport links such as Whitlocks End Station, the M42 which leads to the M40, M5 and M6, Birmingham International Airport and Birmingham International Railway Station.

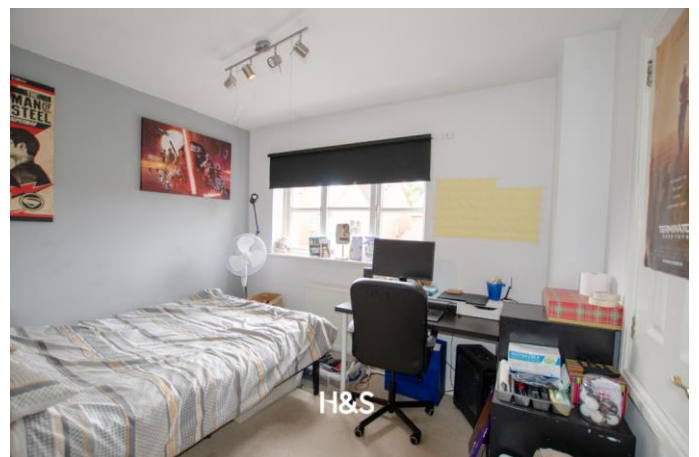
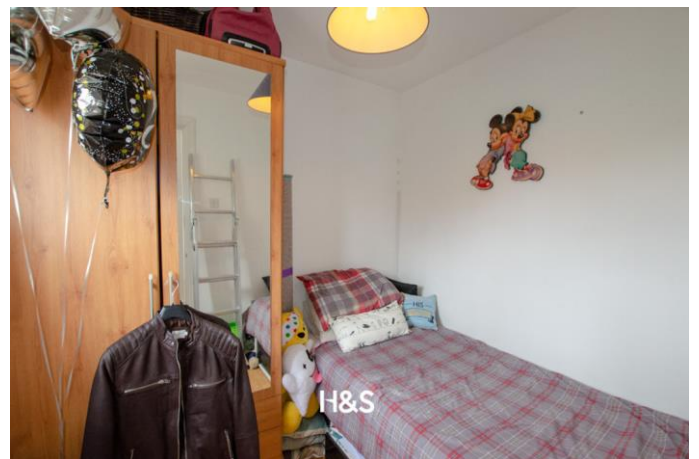
APPROACH Via the drive way leading to the front door.

GROUND FLOOR

ENTRANCE HALL Stairs leading to the first floor landing, central heating radiator and doors to the ground floor accommodation.

DUAL ASPECT LOUNGE 10' 2" x 16' 4" (3.1m x 5.0m) A very bright dual aspect lounge benefiting from a double glazed window to the front elevation, a set of Bi-Fold doors leading onto the rear patio, a feature fireplace and two central heating radiators

KITCHEN/DINER 12' 9" x 17' 10" (3.9m x 5.44m) A fantastic kitchen/diner perfect for entertaining and families having a range of solid wood wall and floor



base units with granite work surfaces over incorporating an inset sink with mixer tap, a recently installed integrated eye level double oven, gas hob with extractor fan over. Space for a large fridge freezer, plumbing for dishwasher and there is tiling to the floor and splash prone areas. There are two double glazed windows to rear elevation, a set of double glazed French doors leading out to the rear garden and a central heating radiator.



OFFICE 8' 1" x 17' 8" (2.48m x 5.39m) A large room set at the front of the property that can be used for multiple purposes, having two double glazed windows to the front elevation and two central heating radiators.



UTILITY ROOM Comprising of floor base units, inset sink, plumbing for a washing machine and a wall mounted central heating boiler. There is a window to the rear elevation and a door leading to the rear garden and a central heating radiator.

GUEST WC An obscure window to the front, wc, sink and a central heating radiator.



FIRST FLOOR

LANDING A large landing offering accommodation to the first floor rooms, central heating radiator, storage cupboard and a window to the rear elevation.

MASTER BEDROOM 11' 3" x 11' 0" (3.44m x 3.37m) A double bedroom with a range of fitted wardrobes, a window to the front elevation and a door leading to the ensuite.

ENSUITE The suite comprises of a shower cubicle, low level wc, sink and a wall mounted radiator. There is a window to the front elevation and tiling to splash prone areas.



BEDROOM TWO 7' 10" x 15' 1" (2.4m x 4.6m) Being part of the extension another large double bedroom with a double glazed window to the front elevation and a door leading to the ensuite.

ENSUITE TWO The suite comprises of a shower cubicle, sink, low level wc, tiling to splash prone areas and a double glazed window to the rear elevation.

BEDROOM THREE 10' 5" x 8' 2" (3.2m x 2.5m) Another double bedroom with a window to the front elevation, central heating radiator and storage cupboard.

BEDROOM FOUR 8' 2" x 7' 2" (2.5m x 2.2m) Having a window to the rear elevation and a central heating radiator.

FAMILY BATHROOM This large, fully tiled family bathroom comprises of a bath with shower over, low level wc, sink, wall mounted radiator and a window to the rear elevation.

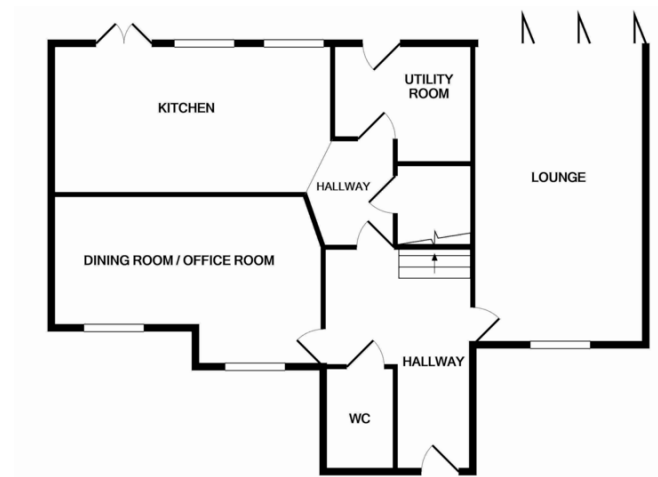
OUTSIDE

REAR GARDEN A private rear garden that is not overlooked from the rear is a rarity for this estate but this home has it. There is a large patio area the width of the property perfect for entertaining, a lawn that is bordered by mature shrubs, trees and bushes, and a side gate leading to the front of the property and a door leading to the separate garage.

SEPARATE GARAGE A large garage that is located underneath the neighbouring coach house, having a door to the front leading to the parking space, a door to the side leading to the rear garden, electric points and a light.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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