

# Horton & Storey



Rumbush lane, Dickens Heath, Solihull,

Offers In Region Of £385,000

# Property Features

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- Ideal Location
- Four Double Bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Separate Garage
- Orangery
- Must View!
- Refitted Ensuite

## Full Description

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A fantastic opportunity to purchase an extended four double bedroom modern property that benefits from a refitted kitchen and refitted bathroom suites. The property is walking distance from Dickens Heath Village Centre that offers a wide range of amenities and is close to transport links.

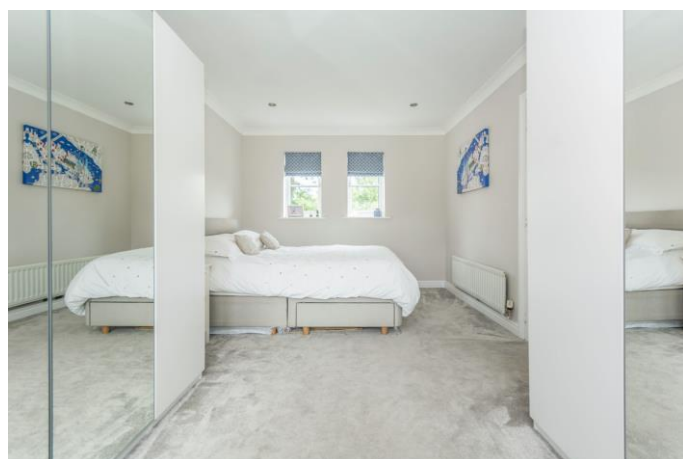
**LOCAL AREA** The property is situated in the heart of Dickens Heath Village, walking distance to all local amenities. Dickens Heath Village itself is set in a convenient location in Solihull. It has its own shops, bars, restaurants and school. Dickens Heath Village is in close proximity to Shirley 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 a gated front garden with a path leading to the front door.

### GROUND FLOOR

**ENTRANCE HALL** A welcoming entrance hall with an opening onto the lounge, doors to the kitchen, storage cupboard and wc. There are stairs leading to the first floor landing and a central heating radiator.

**LOUNGE** 10' 0" x 16' 4" (3.05m x 4.98m) An attractive lounge with lots of natural light flooding in due to the double glazed window to the front elevation and the double glazed french doors to the rear elevation leading to the patio. The room also has two central heating radiators.





**KITCHEN** 10' 0" x 11' 1" (3.05m x 3.38m) A modern refitted kitchen comprising of a range of high gloss wall and floor base units, work surface over incorporating an inset sink with mixer tap and drainer. There is a freestanding range master cooker with five ring gas hob, an extractor fan over and an integrated dishwasher. There is a double glazed window to the rear elevation, door leading to the orangery, door leading to the utility room and a central heating radiator.

**UTILITY ROOM** 4' 11" x 6' 6" (1.5m x 2.0m) A useful room for the laundry and extra storage, comprising of base units with inset stainless steel sink, a wall mounted unit housing the central heating boiler, space for fridge freezer, plumbing for a washing machine and a double glazed window to the front elevation.

**ORANGERY** 10' 7" x 11' 8" (3.25m x 3.56m) An excellent addition to the property benefiting from french doors leading to the rear garden, double glazed windows to the rear and side elevation and a tiled floor with underfloor heating.

**WC** Comprising of a low level flush wc, sink and an extractor fan.

## FIRST FLOOR

**LANDING** Doors leading to the first floor accommodation and stairs to the second floor landing.

**BEDROOM TWO** 10' 0" x 16' 4" (3.05m x 5m) A large bedroom that has previously been used as another lounge has dual aspect double glazed windows to the front and rear elevation and two central heating radiators.

**MASTER BEDROOM** 10' 0" x 16' 4" (3.07m x 5m) The master bedroom benefits from a double glazed window to the front elevation and a central heating radiator. There is also a dressing area with a double glazed window to the rear elevation and a door leading to the en-suite.

**ENSUITE** The suite comprises of a double shower cubicle, low level flush wc, sink and a heated towel rail. There is an obscure double glazed window to the rear elevation and tiling to the splash prone areas.



**FAMILY BATHROOM** The suite comprises of a panelled bath with shower over, a low level flush wc, a sink with vanity unit under and a heated towel rail. There is an obscure double glazed window to the rear elevation and tiling to the splash prone areas.

## SECOND FLOOR

**LANDING** Doors leading to the second floor rooms.

**BEDROOM THREE** 10' 2" x 16' 4" (3.12m x 5m) A large double bedroom with dual aspect windows to the front and rear elevations and a central heating radiator.

**BEDROOM FOUR** 13' 5" x 16' 4" (4.09m x 5m) Another large double bedroom with dual aspect windows to the front and rear elevations, a built in storage cupboard and a central heating radiator.

## OUTSIDE

**REAR GARDEN** A low maintenance rear garden with a large full width patio, leading to a lawn with fencing to boundaries. The garden also give access to the allocated parking and the garage.

**SEPARATE GARAGE** Secure parking for a vehicle or can be used as storage, there is also allocated parking for this property just in front.

**THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** 'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.



**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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