



H&S

**Horton
& Storey**

RUMBUSH LANE, DICKENS HEATH, SOLIHULL,
£330,000



H&S



Horton & Storey are proud to offer this beautifully presented semi-detached property with three double bedrooms situated in a fantastic location in Dickens Heath. The property also benefits from a drive way for at least two cars, a garage and a master bedroom with an en-suite. Call now to arrange a viewing!

APPROACH

Via steps leading to the front door.

HALLWAY

Stairs leading to the first floor landing, central heating radiator and a door leading to the lounge.

LOUNGE 10' 9" x 15' 2" (3.29m x 4.64m)

A bright and airy lounge immaculately presented, having a double glazed window to the front elevation, central heating radiator, feature fire place with fittings for an electric fire and a door leading to the kitchen/diner.



RE-FITTED KITCHEN/DINER 8' 3" x 14' 1" (2.54m x 4.31m)

This beautiful kitchen is a real feature of the home, having a range of recently fitted high gloss effect wall and floor base units with LED under-unit lights, work surfaces incorporating a sink drainer unit, tiling to splash backs, built-in electric oven and grill with a five ring gas hob and stainless steel extractor over, integrated fridge freezer, washing machine. Double glazed door and window onto the patio area, radiator, breakfast bar and an under-stairs storage cupboard.



**FIRST FLOOR
LANDING**

A spacious and light landing, with a storage cupboard, loft access and doors to first floor accommodation.

MASTER BEDROOM 9' 9" x 12' 4" (2.98m x 3.77m)

Large master bedroom with fitted wardrobes, built in storage cupboard, two double glazed windows to the front elevation allowing in natural light, central heating radiator and a door leading to the re-fitted ensuite shower room.



RE-FITTED ENSUITE

Having been recently re-fitted and re-tiled the suite comprises of a low level wc, sink, walk in shower cubical, central heating radiator and an extractor fan.

BEDROOM TWO 8' 1" x 13' 1" (2.47m x 3.99m)

A fantastic double bedroom with dual aspect double glazed windows to the front and rear elevation allowing natural light in, central heating radiator and a built in storage cupboard.

BEDROOM THREE 6' 11" x 9' 1" (2.13m x 2.79m)

Double glazed window to the rear elevation and a central heating radiator. This is a larger than usual third bedroom that the current owners have had a double bed in.



FAMILY BATHROOM

Having tiled walls and floors for a clean effect the suite comprises of a panelled bath with shower fitted, sink, wc, central heating radiator, extractor fan and an obscure double glazed window to the side elevation.

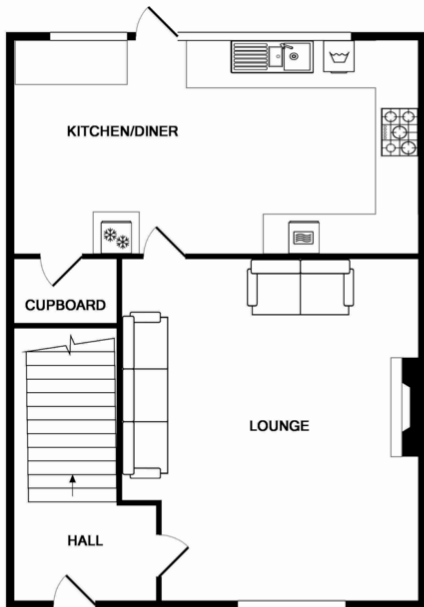


GARDEN

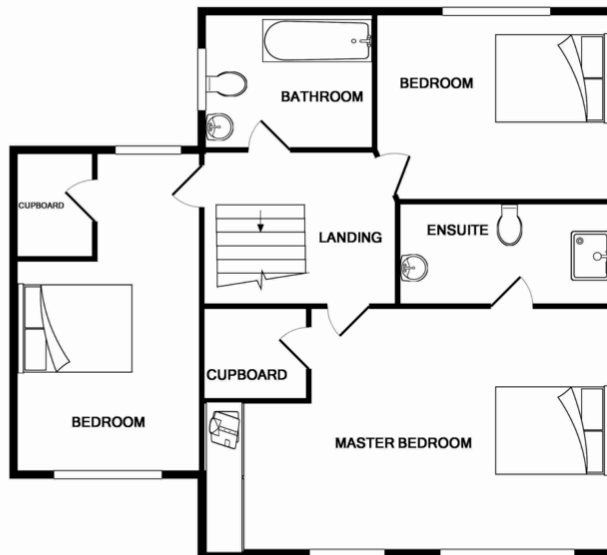
A garden that is made for both entertaining and perfect for escaping to has had a lot of work carried out by the current owners. It is easy to maintain and very easy on the eye, there is a patio area leading to the main garden area that is lined with mature shrubs, a hedge for privacy and a tranquil water feature. There is a gate leading to the parking area and a door into the detached garage. This must be viewed to be appreciated.

DETACHED GARAGE

This large garage has electric points so its perfect to keep appliances in, a loft area for storage and access via a side door from the garden and an up and over garage door to the front elevation.



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.
Made with Metropix ©2018

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