



H&S

**Horton
& Storey**

SOVEREIGN HOUSE, DICKENS HEATH, SOLIHULL
OFFERS OVER £210,000



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LOCAL AREA

Dickens Heath Village 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, Solihul Town Centre and has 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 secure communal door on Main Street that leads to the communal hallway with stairs leading to the first floor.

ENTRANCE HALL

A warm and welcoming entrance hall with wood Karndean Flooring, central heating radiator and doors leading to the bathroom, bedrooms, lounge and storage cupboard.

MASTER BEDROOM 11' 1" x 13' 9" (3.4m x 4.2m)

A spacious and airy master bedroom which benefits from double glazed patio doors leading onto the balcony, built in wardrobes, central heating radiator and a door leading to the en-suite.





ENSUITE

The modern en-suite comprises of a low level wc, sink, enclosed shower cubicle, extractor fan, spotlights and a heated towel rail.

BATHROOM

The modern bathroom suite comprises of a low level wc, sink, bath with a power shower over, heated towel rail, spot lights and tiled walls and floors.

BEDROOM TWO 9' 2" x 11' 5" (2.8m x 3.5m)

A double bedroom with a double glazed picture window to the side elevation letting in a lot of light and a central heating radiator.



LOUNGE 13' 9" x 13' 9" (4.2 max m x 4.2 max m)

The large lounge perfect for entertaining has an area for a dining table an archway to the kitchen, two double glazed arched windows to the rear and side elevation, central heating radiator and a double glazed patio door leading to balcony.

FITTED KITCHEN 9' 10" x 11' 5" (3.0m x 3.5m)

A modern fitted kitchen comprising of a range of wall and floor base units, tiling to splash prone areas and an inset sink with drainer. All of the appliances are integrated such as a dishwasher, washer/dryer, fridge/freezer, electric cooker, gas hob and extractor fan. There a patio doors leading onto the balcony and a central heating radiator.



OUTSIDE

BALCONY

A large, private balcony with space for a table and chairs

PARKING

The property benefits from two allocated spaces in a secure underground car park.

COMMUNAL GARDENS