



Portfolio
Collection

Kiln House, 5 Kiln Lane, Dickens Heath, Solihull, West Midlands, B90 1SF

Hunters

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A superbly presented contemporary family residence appointed to an exceptional standard on the edge of the popular Dickens Heath Village.

- Superbly Appointed Throughout • Welcoming Reception Hall • Three Reception Rooms • Large Breakfast Kitchen/Family Room • Six Bedrooms • Conservatory
- Two En Suites & Two Shower Rooms • Detached Double Garage

This beautifully presented modern detached house is situated within the popular Dickens Heath village where there is a Main Street having a selection of shops, Tesco's Express, Mortons Wine Bar, restaurants and bars. There is an excellent choice of shopping facilities in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store. There is easy road access to the M42 motorway, NEC and Birmingham International Airport and Railway Station and at the back of Dickens Heath at Whitlock's End, the commuter service operates to the city centre of Birmingham and Stratford upon Avon.

The property sits in the corner of a cul-de-sac having a wide plot with a double width driveway to the front with landscaped gardens.

WELCOMING RECEPTION HALL

LUXURY GUEST WC

STUDY 10' 8" x 8' 2" (3.25m x 2.49m).

LARGE OPEN PLAN LIVING ROOM 16' 8" x 13' 0" (5.08m x 3.96m)

CONSERVATORY/ DAY ROOM

SUPERB BREAKFAST KITCHEN 19' 8" (max) x 16' 1" (5.99m (max) x 4.9m)

UTILITY ROOM 6' 4" x 6' 0" (1.93m x 1.83m)

DINING ROOM 12' 1" x 11' 9" (3.68m x 3.58m)

FIRST FLOOR GALLERY LANDING

BEDROOM ONE 16' 10" x 13' 0" (inc ward) (5.13m x 3.96m (inc ward)

LUXURY EN SUITE BATHROOM 10' 1" x 6' 0" (min) (3.07m x 1.83m (min)

BEDROOM TWO 11' 3" x 10' 9" (3.43m x 3.28m)

LUXURY EN SUITE SHOWER 10' 1" x 5' 4" (3.07m x 1.63m)

BEDROOM THREE 10' 8" x 9' 8" (3.25m x 2.95m)

BEDROOM FOUR 10' 2" x 8' 5" (3.1m x 2.57m)



FAMILY SHOWER ROOM 7' 10" x 5' 7" (2.39m x 1.7m)

SECOND FLOOR LANDING

BEDROOM FIVE 21' 0" (min) x 13' 0" (incl. wardrobes)

(6.4m (min) x 3.96m (incl. wardrobes)

BEDROOM SIX 21' 0" (min) x 11' 3" (6.4m (min) x 3.43m)

LUXURY RE-FITTED SHOWER ROOM 7' 9" x 7' 8" (2.36m x 2.34m)

DOUBLE GARAGE 19' 5" x 19' 0" (5.92m x 5.79m)

GENERAL INFORMATION

VIEWING Solihull Office – Tel: 0121 709 0111

EPC RATING: C

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 709 0111 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

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USEFUL WEBSITES YOU SHOULD CHECK

COUNCIL TAX www.voa.gov.uk

SCHOOLS www.solihull.gov.uk

PLANNING APPLICATIONS www.solihull.gov.uk

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk





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 or tenant. 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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