



6 Round Close, Dickens Heath, Solihull,  
B90 1SW

Price Guide **£599,950**

- Double Fronted Detached Residence
- Five Double Bedrooms
- Two En-suites & Family Bathroom
- Three Reception Rooms
- Detached Double Garage
- Energy Efficiency Rating - D

0121 709 3300

# 6 Round Close, Dickens Heath, Solihull, B90 1SW

6 Round Close is a beautifully presented, extended, five bedroom, executive detached house located in arguably the best position within the very popular Dickens Heath Village where there is a High Street with a selection of shops, restaurants and bars, including Tesco Express and Mortons Gastro Pub. The spacious accommodation is laid out over three floors and briefly comprises; entrance hall, cloakroom/wc, three reception rooms, stunning breakfast kitchen, utility, five bedrooms, two en-suites, family bathroom, well established garden, detached double garage. No Chain.

## APPROACH

Via a dwarf brick and wrought iron retaining wall, a gate gives access to a gravel path within a lawned foregarden leading to a UPVC composite front door with portico canopy

To the side of the property there is a UPVC double glazed entrance door to the utility room, a double width driveway with parking for several vehicles, together with a detached double garage.

## ENTRANCE HALLWAY

Double panel radiator, wood effect flooring, ceiling light points, doors radiating off to Lounge, Dining Room, Cloakroom/WC, kitchen, stairs rising to first floor landing, door to under stairs storage cupboard.

## CLOAKROOM / WC

Fitted with a suite comprising; low level flush WC, hand wash basin with vanity cupboard, single panel radiator, extractor fan, ceramic tiling to splash prone areas.

## DINING ROOM

11' 2" (3.4M) X 9' 2" (2.8M)

Double panel radiator, wood effect flooring, TV point, UPVC double glazed window to the front aspect.

## LOUNGE

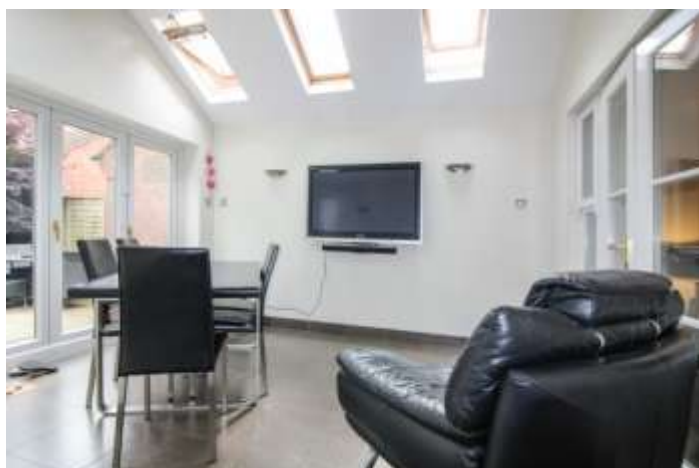
18' 4" (5.6M) X 11' 6" (3.5M)

Contemporary inset fire place with pebble stone effect gas fire and surround, wood effect flooring, surround sound ceiling speakers linked to the audio system, TV point, two double panel radiators, four wall light points, UPVC double glazed window to the front aspect, UPVC double glazed French doors with side windows leads to the family room,

## FAMILY ROOM

12' 2" (3.7M) X 11' 2" (3.4M)

Stunning family room with ceramic tiled flooring, TV point, four Velux sky lights, UPVC bi-folding doors to the rear aspect, under floor heating, three wall light points, UPVC double glazed French doors lead to the kitchen.



### **BEAUTIFULLY APPOINTED KITCHEN**

**10' 2" (3.1M) X 17' 9" (5.4M)**

Comprising a range of wall and base units with granite work surface areas and upstands, stainless steel single drain sink unit, integrated Siemens double oven, stainless steel gas ring hob, Siemens stainless steel cooker hood with extractor hood, ceiling light points, wall light points, surround sound speakers, UPVC double glazed window to the rear aspect.



### **UTILITY**

Wall and base units with roll top work surfaces, space and plumbing for a washing machine and drier, stainless steel single drain sink unit, wall mounted Potterton Suprima boiler, ceramic tiled floor, single panel radiator, ceiling light point, UPVC double glazed door giving access the driveway.

### **FIRST FLOOR LANDING**

Doors to bedrooms one, two, three and bathroom.

### **BEDROOM ONE (FRONT)**

**11' 10" (3.6M) X 11' 2" (3.4M)**

Single panel radiator, ceiling light point, TV point, UPVC double glazed window to the front aspect, double doors to built-in wardrobe, door to:-



### **EN-SUITE BATHROOM**

**11' 2" (3.4M) X 7' 7" (2.3M)**

A beautifully appointed bathroom comprising; contemporary freestanding bath, marble hand wash basin, low level flush WC, walk-in shower enclosure with glass screen, chrome multi jet thermostatic shower unit, complementary tiling to walls and floors, chrome towel radiator, ceiling spot lights, obscure UPVC double glazed window to the front aspect.

### **BEDROOM TWO (FRONT)**

**12' 2" (3.7M) X 10' 6" (3.2M)**

Single panel radiator, ceiling light point, TV point, double doors to built-in wardrobe UPVC double glazed window to the front aspect, door to:-

### **EN-SUITE BATHROOM**

**7' 7" (2.3M) X 10' 6" (3.2M)**

Contemporary suite comprising; low level flush WC, hand wash basin, shower enclosure with glass screen, chrome thermostatic shower unit, complementary tiling to walls and floors, shave point, ceiling spotlights, obscure UPVC double glazed window to the rear aspect.



**BEDROOM THREE (FRONT)**  
**6' 11" (2.1M) X 7' 10" (2.4M)**

Single panel radiator, ceiling light point, wood effect flooring, UPVC double glazed window to the front aspect.



**SECOND FLOOR LANDING**

Velux sky light, ceiling light point, airing cupboard with Mega flow hot water cylinder, doors to bedroom four, bedroom five and bathroom.

**BEDROOM FOUR (FRONT)**  
**11' 6" (3.5M) X 14' 1" (4.3M)**

Single panel radiator, ceiling light point, two double built-in wardrobes, UPVC double glazed window to the rear and side aspects.

**BEDROOM FIVE (FRONT)**  
**14' 1" (4.3M) X 10' 6" (3.2M)**

Single panel radiator, ceiling light point, two double built-in wardrobes, UPVC double glazed window to the rear and side aspects.



**FAMILY BATHROOM**

Modern three piece suite comprising low level flush WC, hand wash basin, panel bath with shower attachment over, single panel radiator, ceramic tiling to splash prone areas, shaver point, Velux sky light to the front aspect.



## OUTSIDE

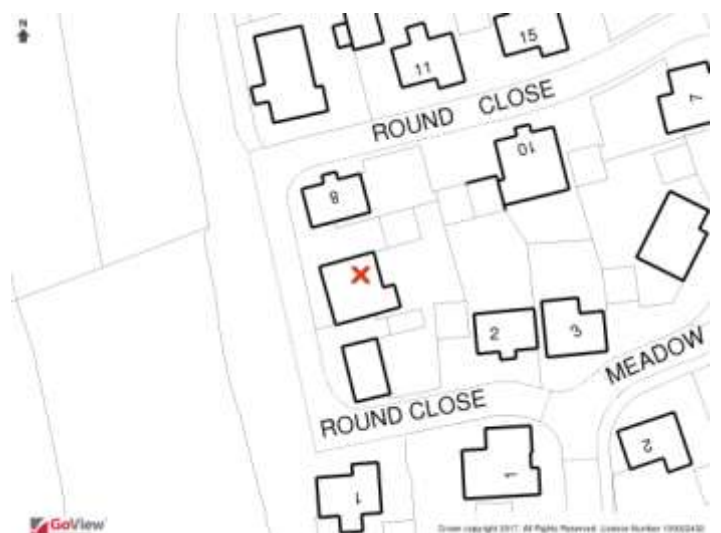
### DETACHED DOUBLE GARAGE

16' 1" (4.9M) X 17' 9" (5.4M)

Electronically operated up-and-over door, power, lighting and overhead storage.

### REAR GARDEN

A mature and well established, landscaped garden being mostly laid to lawn with flower, shrub and tree-lined borders, water feature, timber decking area with outside surround sound speakers linked to audio system, gated access driveway and door to the double garage.





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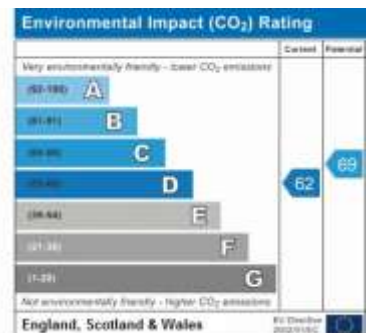
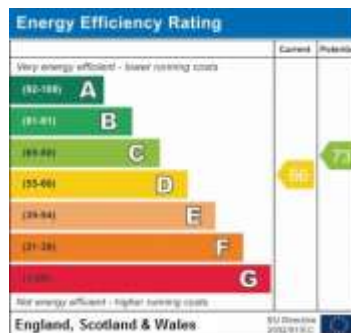
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