



smarthomes

## Paget House, Rumbush Lane

Dickens Heath, Solihull, B90 1SP

- A Beautifully Presented Top Floor Apartment
- Two Double Bedrooms
- Master En-Suite Shower Room
- Modern Kitchen

**£179,950**

EPC Rating '73'





## Property Description

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters.

The property is accessed via a secure intercom entrance into a communal hallway with stairs rising to the second floor landing with door leading into





### **L-Shaped Entrance Hall**

With access to loft space, built in airing cupboard with hot water tank, wall mounted radiator, ceiling light point, laminate flooring and doors radiating off to

### **Lounge/Diner to Rear**

19' 3" x 10' 7" (5.87m x 3.23m) With two feature Georgian style dormer windows to rear elevation, two wall mounted radiators with thermostatic radiator valves, two ceiling light points, laminate flooring and opening to



### **Modern Kitchen**

10' 1" x 6' 2" (3.07m x 1.88m) Fitted with a range of wall and base units with a work surface over incorporating a stainless steel style single drainer sink unit with mixer tap over, further incorporating a four ring gas hob with electric oven beneath and extractor hood over. Space and plumbing for washing machine and slimline dishwasher, tiling to splash prone areas and ceiling light point



### **Master Bedroom to Front**

11' 1" x 10' 11" (3.38m x 3.33m) With Georgian style dormer double glazed window to front elevation, wall mounted radiator, double fitted wardrobe and door leading into



### **En-Suite Shower Room**

Fitted with a white suite comprising a low level W.C, pedestal wash hand basin and shower enclosure with chrome effect shower and bi-fold shower door. Tiling to splash prone areas, laminate flooring, ceiling light point and radiator

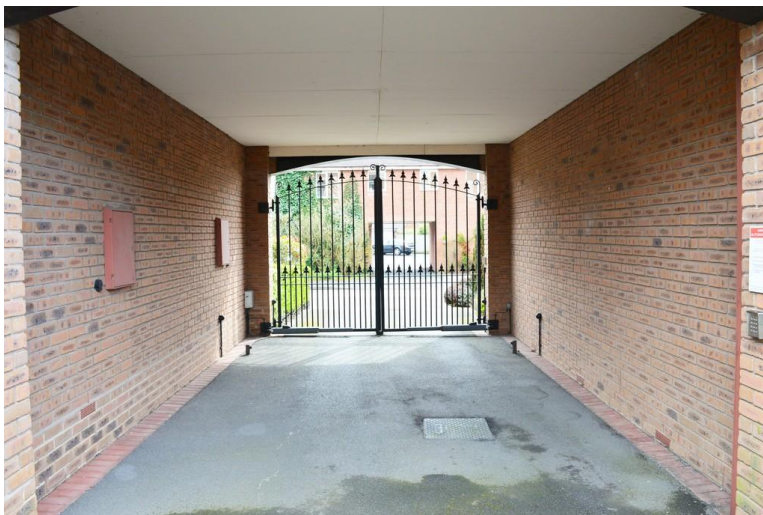


### Bedroom Two to Front

12' x 8' 3" (3.66m x 2.51m) With Georgian style dormer double glazed window to front elevation, wall mounted radiator and ceiling light point

### Re-Fitted Family Bathroom

Being re-fitted with a modern white suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and ceiling light point



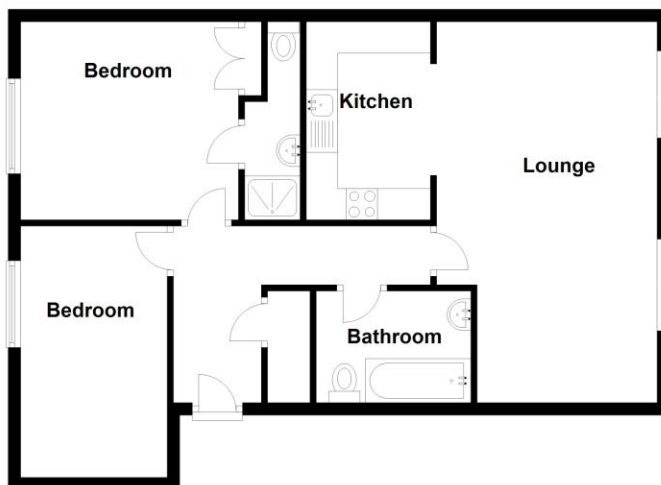
### Garage

With an up and over garage door with additional allocated parking space

### Tenure

We are advised by the vendor that the property is leasehold with approx. 169 years remaining on the lease, a peppercorn ground rent and a service charge of approx. £1,641 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges

**Second Floor**  
Approx. 64.4 sq. metres (693.6 sq. feet)



Total area: approx. 64.4 sq. metres (693.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements