



smarthomes

## Sovereign House

Main Street, Dickens Heath, B90 1UG

- A Beautifully Presented Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Private South Facing Balcony

**£220,000**

EPC Rating '80'

Council Tax Band - C





## 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 approached via a secure communal entrance door leading into a well maintained communal hallway with a private entrance door leading into



### **Private Entrance Hallway**

With ceiling spot lights, radiator, secure intercom system, storage cupboard housing a wall mounted gas central heating boiler (replaced late 2019) and door leading off to



### **Open Plan Kitchen/Lounge/Diner**

18' 8" max x 18' 8" max (5.7m max x 5.7m max) Being re-fitted with a range of wall, base and drawer units with a Minerva work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over and oven below. Integrated washing machine, two radiators, two ceiling light points, ceiling spot lights, under counter lighting and a double glazed door with full height windows to either side leading to



### **Private South Facing Balcony**

With views over looking Garden Square communal gardens

### **Bedroom One**

10' 2" x 9' 10" (3.1m x 3m) With a double glazed window, built in wardrobes with sliding doors, radiator and ceiling light point



### **Bedroom Two**

10' 2" x 9' 10" (3.1m x 3m) With a double glazed window, radiator and ceiling light point



### Re-Fitted Family Shower Room

6' 10" x 5' 6" (2.1m x 1.7m) Being re-fitted with a modern white suite comprising of a walk in shower enclosure, floating vanity wash hand basin and a low flush W.C. Feature back lit mirror, chrome heated towel rail, tiling to splash prone areas and floor and ceiling spot lights

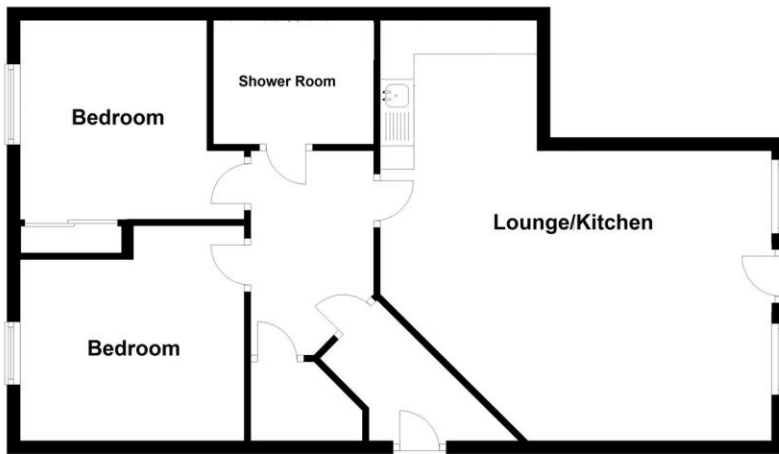
### External

There are well maintained communal gardens and two secure under ground parking spaces



### Tenure

We are advised by the vendor that the property is leasehold with approx. 980 years remaining on the lease, a service charge of approx. £2,724 per annum and a ground rent of approx. £158 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 Vendor. Current Council Tax Band – C.



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>	80	81
(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		
<b>England, Scotland &amp; Wales</b>	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