



smarthomes

## Dickens Heath Road

Dickens Heath, Solihull, B90 1TQ

- A Well Maintained Ground Floor Apartment
- Two Bedrooms
- Open Plan Lounge & Breakfast Kitchen
- En-Suite Shower Room

**£165,000**

EPC Rating - 77

Current 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.

This ground floor apartment benefits from allocated parking to rear and its own private entrance leading through to



### **Entrance Hallway**

With useful walk-in storage cupboard, radiator, ceiling light point, double glazed window to side and doors leading off to



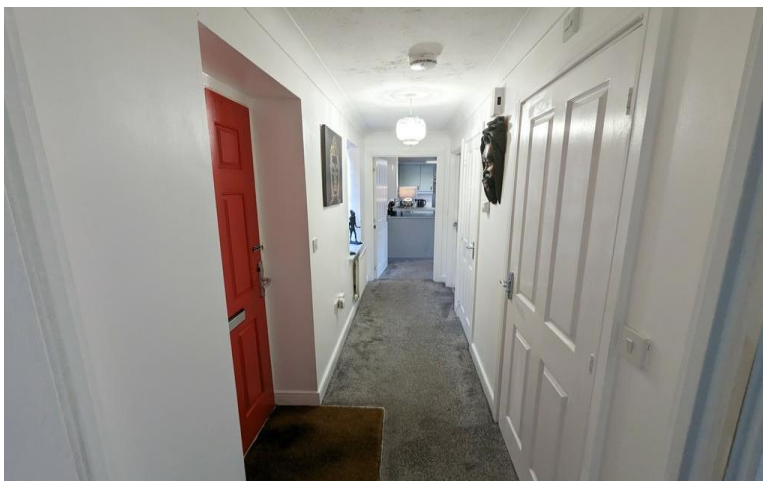
### **Open Plan Lounge/Breakfast Kitchen**

16' 8" x 13' 2" (5.08m x 4.01m) Being fitted with a range of wall, drawer and base units, laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, space for washing machine, fridge and freezer, breakfast bar area, wall mounted gas boiler, double glazed windows to front and rear elevations, two radiators and two ceiling light points



### **Dual Aspect Master Bedroom**

16' 6" x 9' 5" including wardrobes (5.03m x 2.87m) With two radiators, double glazed windows to front and rear elevations, built-in wardrobes, ceiling light point and door leading into



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

Being fitted with a three piece white suite comprising shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, tiling to water prone areas, radiator, extractor fan and obscure double glazed window

## Bedroom Two to Rear

13' 2" x 6' 9" (4.01m x 2.06m) With radiator, ceiling light point and double glazed window to rear elevation

## Bathroom to Rear

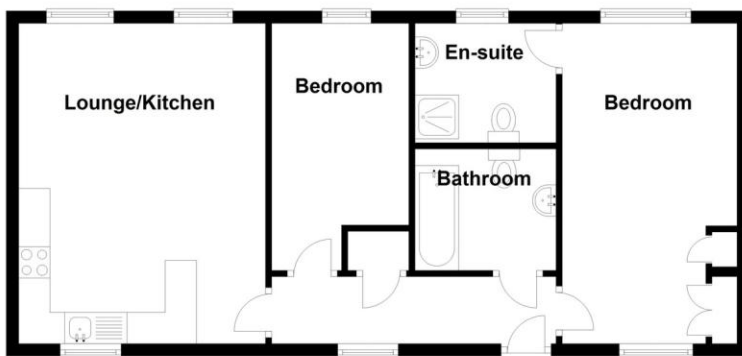
Being fitted with a three piece white suite comprising panelled bath with shower attachment, low flush WC and pedestal wash hand basin, tiling to water prone areas, radiator and extractor fan

## Tenure

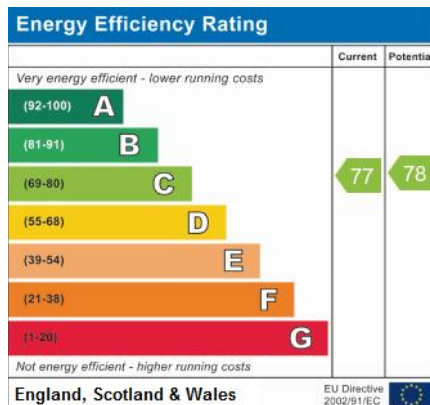
We are advised by the vendor that the property is leasehold with approx. 974 years remaining on the lease and a service charge of approx. £1,041 per annum, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Council tax band C

### Ground Floor

Approx. 59.0 sq. metres (635.2 sq. feet)



Total area: approx. 59.0 sq. metres (635.2 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.