



smarthomes

Ascote Lane

Dickens Heath, Solihull, B90 1TZ

- A Beautifully Presented Top Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Master Bedroom With Fitted Wardrobes & En-Suite Shower Room

£185,000

EPC Rating - 43

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.

The property is entered through a communal entrance with security intercom system and stairs rising to all floors. On the second floor you will find a further entrance door with spy hole leading into



Reception Hall

With laminate flooring, brushed chrome light switches and sockets, recessed down lighters, wall mounted intercom system, electric panel heater, door to storage cupboard with hot water heating system and further door radiating off to

Open Plan Lounge/Kitchen/Diner

20' 8" max x 18' 0" max (6.3m max x 5.49m max) Having double opening casement doors with matching windows to side to Juliet balcony with views over communal courtyard, laminate flooring, wall mounted heaters, recess down lighters, TV point, satellite connection and telephone point. The fitted kitchen benefits from a range of cream base units and matching wall units with brushed chrome handles, inset stainless steel single drainer sink unit with chrome mixer tap, built-in stainless steel electric oven and hob with stainless steel light and extractor over, glass splash back, integrated fridge/freezer, integrated washer/dryer and integrated dishwasher



Master Bedroom

11' 10" x 10' (3.61m x 3.05m) Having a built-in floor to ceiling double wardrobe with hanging rail and shelving, wall mounted electric panel heater, TV aerial point with satellite connection, telephone point, ceiling light point, double glazed picture window over looking communal courtyard and door to



Modern En-Suite

Being fitted with a modern white suite comprising of a large walk in shower enclosure with electric shower, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor and ceiling spot lights



Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m) Having wall mounted electric panel heater, telephone point, ceiling light point and a full height double glazed picture window over looking communal courtyard



Modern Family Bathroom

Having a white suite with chrome fittings comprising panelled bath with mixer tap and shower attachment with glazed shower screen, concealed cistern low-level WC and a wash hand basin with mirror over. Tiled splash backs and flooring, chrome heated towel rail, shaver point, inset down lighters and extractor fan

External

The property benefits from access to well maintained communal gardens. It further benefits from two allocated parking spaces within the secure basement car park



Tenure

We are advised by the vendor that the property is leasehold with approx. 108 years remaining on the lease, a service charge of approx. £1,500 per annum and a ground rent of approx. £200 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
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. 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.