



## South Terrace

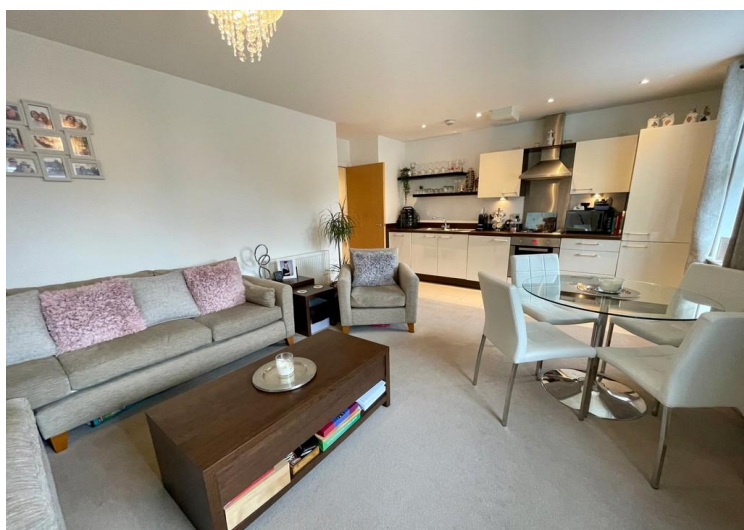
Main Street, Dickens Heath, B90 1FN

- An Extremely Well Maintained Ground Floor Apartment
- Two Bedrooms
- Open Plan Lounge Diner & Kitchen
- En-Suite Shower Room & Guest Bathroom
- Two Secure Underground Allocated Parking Spaces With Electric Car Charging Point

**Offers Over £170,000**

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.

### Entrance Hall

Being entered via secure intercom system with three storage cupboards, one housing a newly installed boiler, double glazed window to side, spot lights to ceiling and doors leading off to





### Open Plan Lounge Diner & Kitchen

19' 10" x 13' 1" (6.05m x 3.99m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with splashback and extractor canopy over, inset electric oven, integrated fridge freezer, dishwasher and washing machine, under-cupboard lighting, part tiled flooring, ceiling light points, two radiators and two double glazed windows



### Bedroom One

10' 1" x 9' 4" (3.07m x 2.84m) With double glazed window, radiator, ceiling light point, fitted wardrobes 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, complementary tiling to splashback areas, shaver socket, ladder style radiator, laminate flooring and ceiling light point



### Bedroom Two

9' 10" x 6' 6" (3m x 1.98m) With double glazed window, radiator and ceiling light point

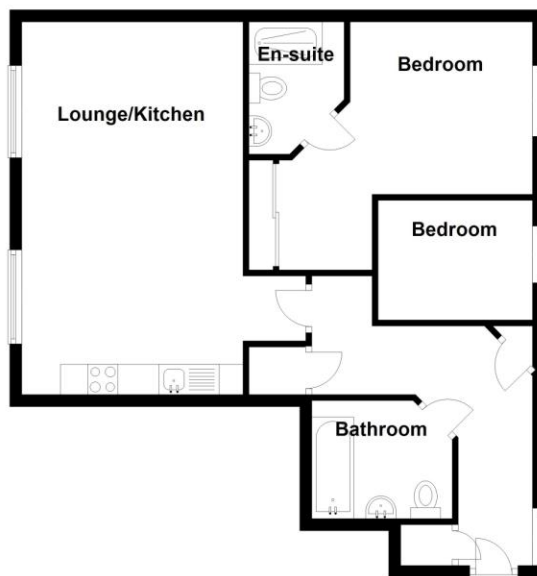
### Guest Bathroom

Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, complementary tiling to water prone areas, ladder style radiator, laminate flooring, extractor, shaver socket and spot lights to ceiling





**Ground Floor**  
Approx. 61.6 sq. metres (663.0 sq. feet)



Total area: approx. 61.6 sq. metres (663.0 sq. feet)

The apartment benefits from no upward chain, well maintained communal gardens and two secure underground parking spaces with electric car charging point

### Tenure

We are advised by the vendor that the property is leasehold with approx. 985 years remaining on the lease, a service charge of approx. £2,257 per annum and a ground rent of approx. £155 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. 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>	77	78
(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. 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.