



Ascote Lane

Dickens Heath, Solihull, B90 1TZ

- A Well Presented Ground Floor Apartment
- One Bedroom With Fitted Wardrobes
- Open Plan Lounge Diner & Kitchen
- Modern Bathroom
- One Secure Underground Allocated Parking Space
- No Upward Chain

£160,000

EPC Rating 68

Current Council Tax Band B





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 via secure entrance leading through to well maintained communal areas and this ground floor apartment



Entrance Hallway

With spot lights to ceiling, telephone intercom system, double doors to useful storage cupboard, wall mounted electric heater and doors leading off to

Open Plan Lounge Diner

18' 0" x 11' 9" (5.5m x 3.6m) With double glazed windows to Juliette balconies, spot lights to ceiling, wall mounted electric heater and opening into



Kitchen Area

9' 10" x 7' 2" (3.0m x 2.2m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring hob with glazed splashback and extractor canopy over, inset electric oven, integrated dishwasher, washer dryer and fridge freezer, under-cupboard lighting, spot lights to ceiling and wall mounted electric heater



Bedroom One

11' 1" x 10' 9" (3.4m x 3.3m) With double glazed window to front, ceiling light point, wall mounted electric heater and fitted wardrobes

Modern Bathroom

7' 2" x 6' 6" (2.2m x 2.0m) Being fitted with a three piece white suite comprising; panelled bath with shower over and glazed screen, WC with enclosed cistern and vanity sink, complementary tiling to water prone areas, shaver socket, heated towel rail, spot lights to ceiling, extractor and laminate flooring

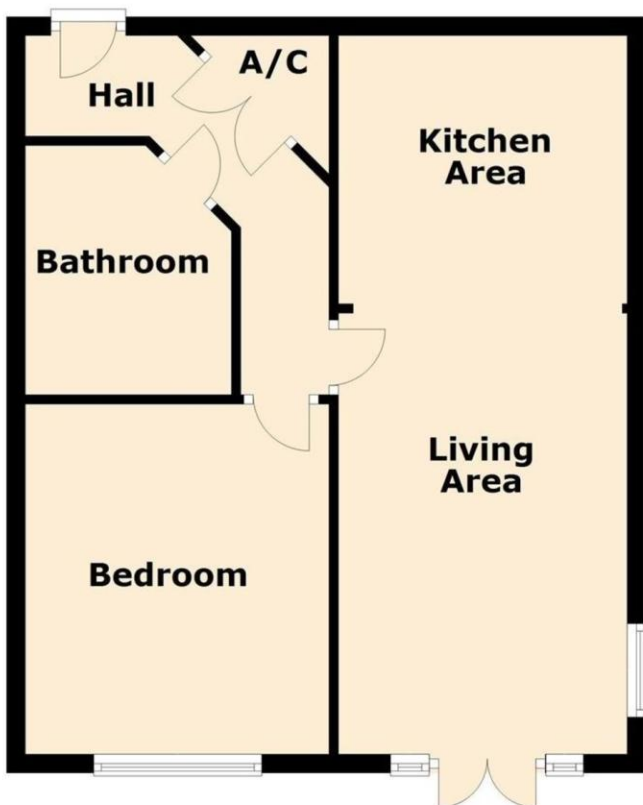




Tenure

We are advised by the vendor that the property is leasehold with approx. 108 years remaining on the lease, a service charge of approx. £1,237 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. Current council tax band – B

The vendor advises the apartment has an EICR certificate - obtained in 2021.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(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.