



smarthomes

Tythe Barn Lane

Dickens Heath, Solihull, B90 1PF

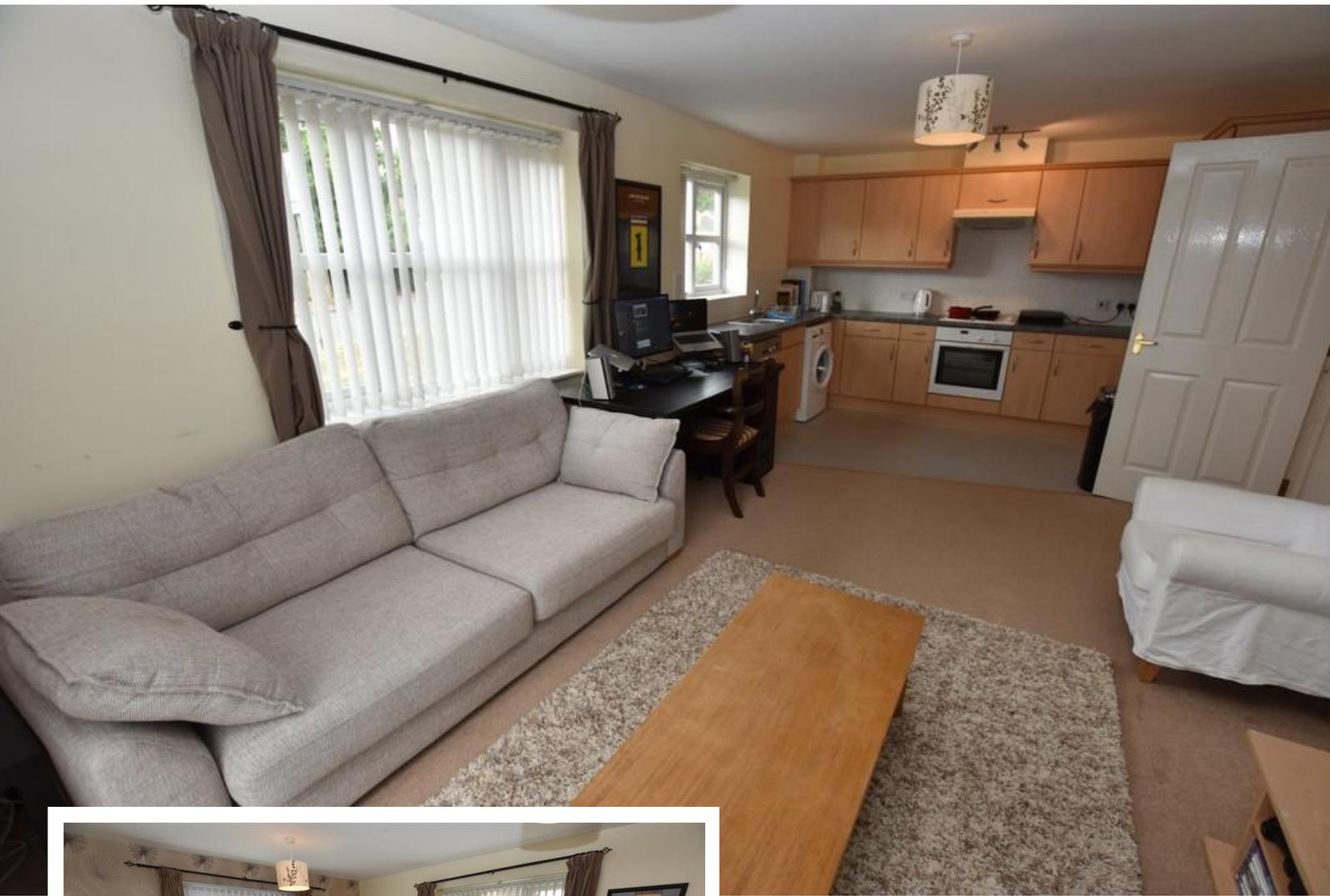
- A Spacious One Bedroom Ground Floor Apartment
- Open Plan Lounge Diner & Kitchen
- One Allocated Parking Space
- No Upward Chain

£155,000

EPC Rating 70

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.

A spacious ground floor apartment benefitting from no upward chain, one allocated parking space, visitor parking, secure communal entrance, open plan lounge diner and kitchen, one double bedroom and shower room



The property is set back from the road behind a tarmac driveway to side extending to the rear with one allocated parking space, visit or parking and paved pathway extending to a secure communal entrance with intercom system

Hallway

With intercom entry phone, storage heater, two ceiling light points, useful storage cupboard and doors leading off to



Open Plan Lounge Diner & Kitchen

22' 0" x 11' 0" (6.71m x 3.35m) The kitchen area has been fitted with a range of wall and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset electric oven, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, double glazed window to front, ceiling light point and opening to living area with double glazed French doors to side, double glazed window to front, two ceiling light points and storage heater



Bedroom to Side

11' 0" x 10' 0" (3.35m x 3.05m) With double glazed window to side elevation, wall mounted electric heater and ceiling light point





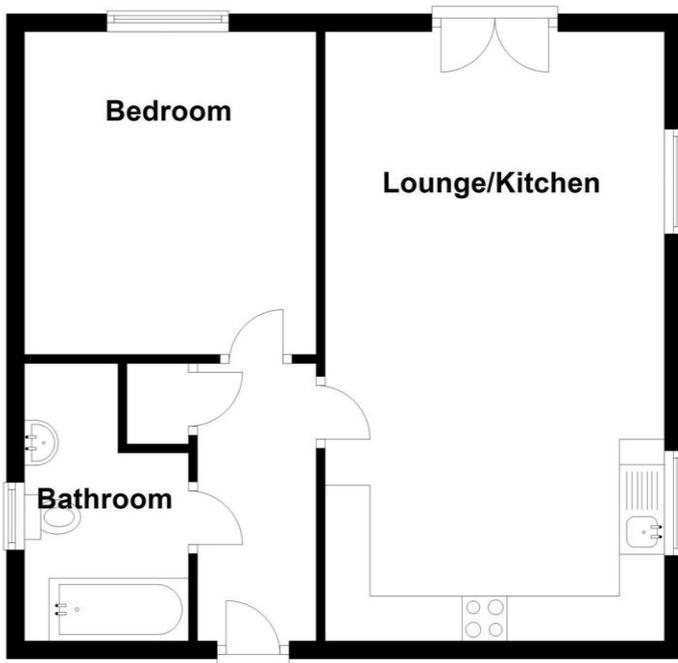
Shower Room to Front

9' 1" x 6' 0" (2.77m x 1.83m) Being fitted with a three piece white suite comprising double walk-in shower with electric shower, WC with enclosed cistern and pedestal wash hand basin, obscure double glazed window to front, complementary tiling to water prone areas and floor, heated towel rail and ceiling light point



Tenure

We are advised by the vendor that the property is leasehold with approx. 85 years remaining on the lease and a combined service charge and ground rent of approx. £819.84 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(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.