



smarthomes

Clarks Lane

Dickens Heath, Solihull, B90 1TW

- A Well Presented Top Floor Apartment
- Two Bedrooms
- Dual Aspect Master Bedroom With Fitted Wardrobes
- Dual Aspect Lounge Diner With Built-In Storage

£167,500

EPC Rating - 72

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 apartment is set back from the road behind a walled parking area with communal lawned area, shrubs and paved pathway extend to a communal entrance door which leads through to a communal hallway with stairs leading to the upper floors. This apartment is set on the top floor and is accessed via composite front door leading through to



Entrance Hallway

With radiator, telephone intercom system, loft access, coving to ceiling, wood effect flooring and doors radiating off to



Dual Aspect Lounge Diner to Front

13' 1" x 16' 0" (3.99m x 4.88m) With three double glazed windows to front and side elevations, radiator, double doors to useful built-in storage cupboard, coving to ceiling, ceiling light point, wood style floor covering and door leading into

Fitted Kitchen

9' 10" x 6' 6" (3m x 1.98m) Being fitted with a range of wall, drawer and base units with laminate roll top work-surfaces, sink and drainer unit with mixer tap, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, tiling to splashback areas, space for fridge freezer, space and plumbing for washing machine, radiator, ceiling light point, cupboard housing Glow Worm central heating boiler, wood style floor covering and double glazed window



Dual Aspect Bedroom One

11' 5" up to wardrobe x 9' 2" (3.48m x 2.79m) With double glazed windows to rear and side elevations, radiator, ceiling light point, wood style floor covering and fitted wardrobes

Bedroom Two to Rear

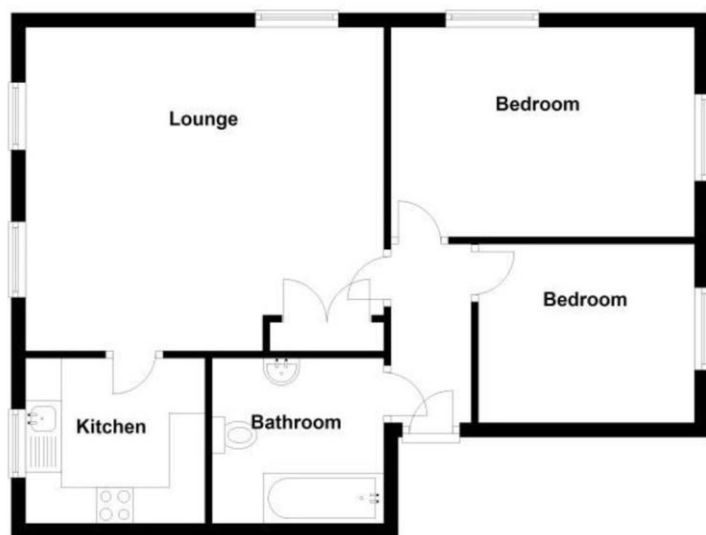
9' 6" x 6' 6" (2.9m x 1.98m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling light point

Bathroom

7' 2" x 6' 10" (2.18m x 2.08m) Being fitted with a three piece white suite comprising panelled bath with shower attachment, pedestal wash hand basin and low flush WC, tiling to water prone areas, wood style floor covering, extractor fan, radiator, ceiling light point and shaver socket

Tenure

We are advised by the vendor that the property is leasehold with approx. 975 years remaining on the lease and a combined service charge and ground rent of approx. £1,200 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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(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.