



smarthomes

Sissinghurst Court

Main Street, Dickens Heath, B90 1GE

- A Beautifully Presented Second Floor Apartment
- Two Double Bedrooms
- Modern En-Suite Shower Room
- No Upward Chain

£235,000

EPC Rating - 85

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 accessed by a secure communal entrance door leading into a well maintained communal hallway. Stairs and a lift rise to the second floor where you will find a further private front door leading into



Entrance Hallway

With ceiling spot lights, radiator, storage cupboard and door leading off to

Open Plan Lounge/Kitchen/Diner

27' 2" x 10' 9" (8.3m x 3.3m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated fridge freezer and washer/dryer, concealed wall mounted gas central heating boiler, two radiators, ceiling light point and spot lights and three UPVC double glazed windows



Bedroom One

9' 10" x 9' 2" (3m x 2.8m) With a UPVC double glazed window to front elevation, radiator, ceiling light point, fitted wardrobes and door to



Modern En-Suite Shower Room

Being fitted with a three piece white suite comprising shower enclosure with thermostatic shower, low flush WC and floating wash hand basin. Obscure double glazed window, complementary tiling to walls, ladder style radiator and ceiling spot lights



Bedroom Two

10' 9" x 8' 10" (3.3m x 2.7m) With a UPVC double glazed window, radiator, ceiling light point and fitted wardrobes



Modern Family Bathroom

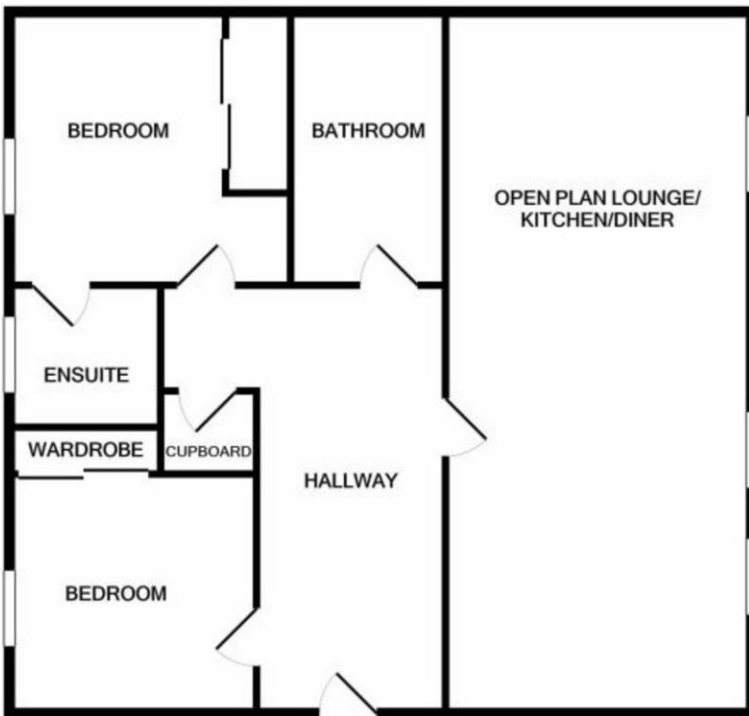
9' 10" x 5' 2" (3m x 1.6m) Being fitted with a modern white suite comprising of a panelled bath with electric shower and glass shower screen, wash hand basin and a low flush W.C. LED mirror, chrome heated towel rail, tiling to splash prone areas and ceiling spot lights

External

There are well maintained communal gardens and access to two secure underground parking spaces

Tenure

We are advised by the vendor that the property is leasehold with approx. 143 years remaining on the lease, a service charge of approx. £1,703 per annum and a ground rent of approx. £250 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	85	85
(69-80)	C		
(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	

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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 are 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.