



smarthomes

Hestercombe House

Gorcott Lane, Dickens Heath, B90 1GG

- A Modern Two Double Bedroom First Floor Apartment
- Lounge Diner With Juliette Balcony
- Separate Breakfast Kitchen
- Two Underground Allocated Parking Spaces & No Upward Chain

Offers in Region of

£215,000

EPC Rating '84'

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 set in a gated development and entered via secure video intercom system through to communal hall with stairs rising to all floors



Entrance Hall

With ceiling light point, radiator, storage cupboard and doors leading off to

Lounge Diner

16' 7" x 15' 8" (5.05m x 4.78m) With double glazed window, double glazed French doors to Juliette balcony, two ceiling light points, radiator and opening into



Separate Breakfast Kitchen

7' 11" max x 19' 0" max (2.41m x 5.79m) Being fitted with a range of high gloss wall, drawer and base units, complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, four ring gas hob with extractor over, inset electric oven, integrated fridge freezer and washer dryer, under-cupboard lighting, double glazed window, spot lights to ceiling further ceiling light point in breakfast area and radiator



Bedroom One

11' 1" x 9' 6" plus fitted wardrobes (3.38m x 2.9m) With double glazed window, ceiling light point, radiator and wall to wall fitted wardrobes with mirrored sliding doors

Bedroom Two

10' 2" x 6' 7" (3.1m x 2.01m) With ceiling light point, radiator and double glazed window



Modern Shower Room

Being fitted with a three piece white suite comprising double shower cubicle, low flush WC and wall mounted wash hand basin, complementary tiling to water prone areas, ladder style radiator, shaver socket and spot lights to ceiling

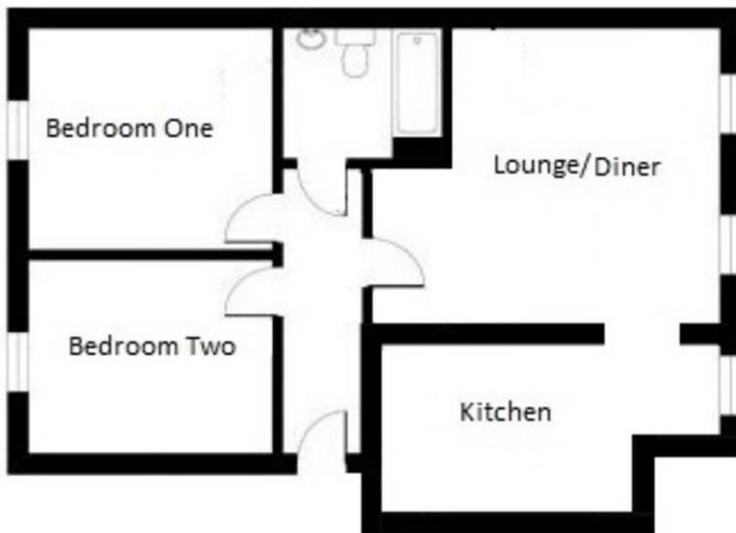


Outside

With well maintained communal grounds and two secure underground allocated parking spaces

Tenure

We are advised by the vendor that the property is leasehold with approx. 144 years remaining on the lease, a ground rent of approx. £150 per annum and a service charge of approx. £1,600 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(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
 Solihull
 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. 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/tenants are advised to recheck the measurements