



smarthomes

Heath Green House

Main Street, Dickens Heath, B90 1UB

- A Well Presented Duplex Apartment
- Two Double Bedroom
- Open Plan Lounge Diner & Kitchen With Balcony
- No Upward Chain

£170,000

EPC Rating - 79

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 entered via secure intercom giving access to staircase leading to first floor landing with inner lobby leading to



Entrance Hall

With stairs leading to the first floor accommodation, ceiling light point, radiator and door leading into

Open Plan Lounge Diner & Kitchen

17' 1" max x 15' 0" (5.21m x 4.57m) With double glazed French doors to balcony, double glazed window, two radiators, ceiling light point, under-stairs storage cupboard and opening into kitchen area with wall and base units, complementary work surfaces, sink and drainer unit with mixer tap, integrated washer dryer, space for American style fridge freezer, four ring gas hob with extractor canopy over, inset oven, tiling to splashback areas, wall mounted Ideal combination boiler, spot lights to ceiling and tiled flooring



Accommodation on the First Floor

Landing

With ceiling light point, built-in store cupboard and doors leading off to



Bedroom One to Rear

12' 1" including wardrobe x 11' 2" (3.68m x 3.4m) With double glazed window to rear elevation, built-in double wardrobe, ceiling light point and radiator

Bedroom Two to Rear

10' 1" x 12' 1" (3.07m x 3.68m) With double glazed window to rear elevation, radiator, fitted wardrobes and ceiling light point





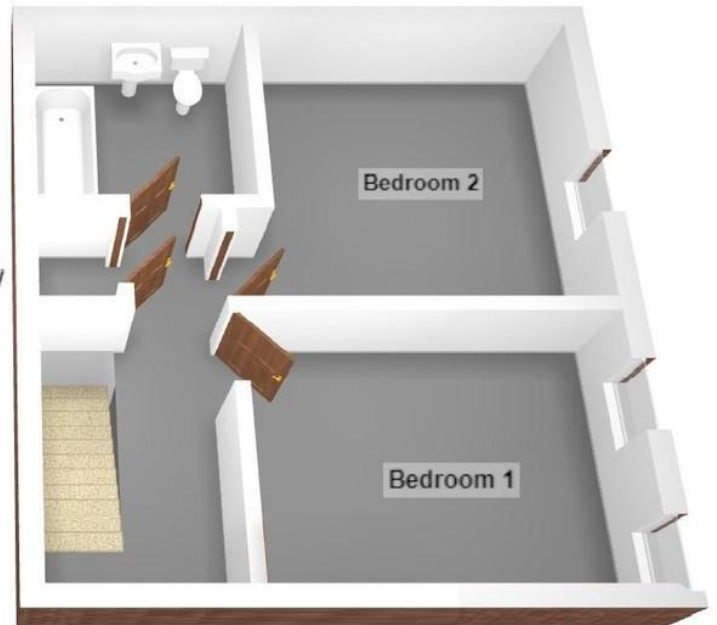
Bathroom

Being fitted with a three piece white suite comprising; panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, tiling to water prone areas, ladder style radiator, tiled flooring and ceiling light point

Tenure

We are advised by the vendor that the property is leasehold with approx. 979 years remaining on the lease, a service charge of approx. £1,811.28 per annum and a ground rent of approx. £202 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	79	79
(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 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.