



smarthomes

## Market House

Main Street, Dickens Heath, B90 1UA

- A Well Maintained Second Floor Apartment
- Two Good Size Bedrooms
- Spacious Open Plan Lounge/Kitchen/Diner
- No Upward Chain

**£145,000**

EPC Rating - 73

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 via a secure communal entrance door leading into a communal hallway with stairs and lift access to all floors. On the second floor a private front door leads into

### **Entrance Hallway**

With laminate flooring, ceiling light point, storage cupboard housing boiler and door leading off to



### **Open Plan Lounge/Kitchen/Diner**

19' 0" x 13' 5" (5.8m x 4.1m) 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 electric hob with extractor hood over and oven below. Integrated washing machine, tiling to splash back areas, ceiling light points and spot lights, laminate flooring, a double glazed window and wall mounted electric heater



### **Bedroom One**

12' 5" x 8' 10" (3.8m x 2.7m) With a double glazed window, fitted double wardrobe, wall mounted electric heater and ceiling light point





## Bedroom Two

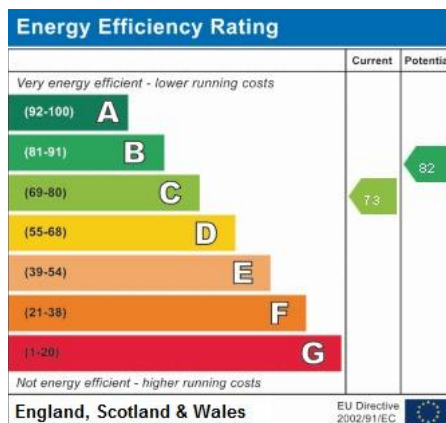
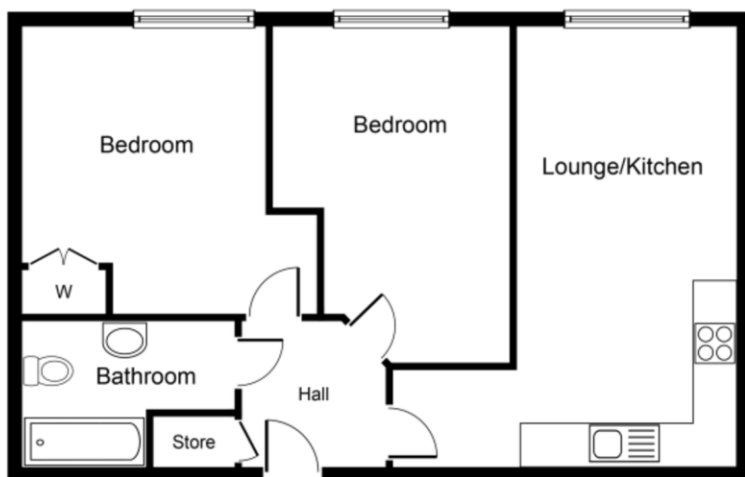
15' 1" x 9' 6" (4.6m x 2.9m) With a double glazed window, wall mounted electric heater and ceiling light point

## Bathroom

7' 10" x 5' 10" (2.4m x 1.8m) Being fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and ceiling spot lights

## 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. £1,950 per annum and a ground rent of approx. £156 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



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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.