



smarthomes

Park View House

Main Street, Dickens Heath, B90 1UA

- A Second Floor Apartment
- Double Bedroom
- Open Plan Lounge/Kitchen/Diner
- No Upward Chain

£130,000

EPC Rating - 60

Current Council Tax Band - B





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 block is entered via a communal front door with staircase leading up to this second floor apartment with a private front door with spy hole leading into



Entrance Hall

With ceiling light point, ceiling smoke alarm, wall mounted electrical trip switch fuse board, mounted electric heater, wall mounted intercom telephone system, door to built-in airing cupboard and further door radiating off to



Lounge/Diner

17' 11" x 12' 4" (5.46m x 3.76m) With two ceiling light points, UPVC double glazed window, UPVC double glazed door to Juliet balcony, wall mounted electric heater and opening to



Fitted Kitchen

8' 8" x 7' 2" (2.64m x 2.18m) Being fitted with a range of matching wall and base units with a roll edge work surface incorporating a stainless steel single drainer sink mixer tap over, further incorporating a four ring electric hob with a combination light and extractor over and built in electric oven beneath. Tiling to water prone areas, built in washer/dryer and inset ceiling down lighters



Double Bedroom

13' 5" x 12' 11" (4.09m x 3.94m) With ceiling light point, wall mounted electric heater, UPVC double glazed window and double doors to built in wardrobe

Bathroom

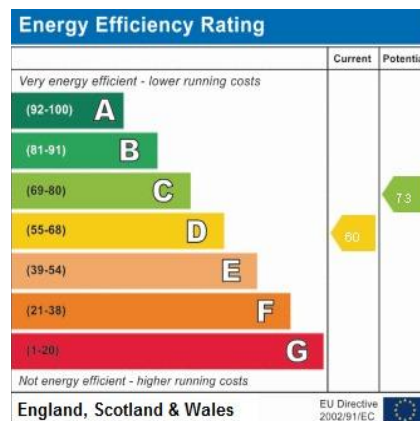
Fitted with a three piece white suite comprising low level W.C, pedestal wash hand basin and panelled bath. Tiling to water prone areas, inset ceiling down lighters, shaver point and wall mounted heated towel rail

External

We are advised that the property benefits from one allocated parking space

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. £1,744.64 per annum and a ground rent of approx. £155.88 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 - B



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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.