



Three Acres Lane, Shirley

Guide Price £215,000





PROPERTY OVERVIEW

A well presented ground floor maisonette set within a prime location of Dickens Heath Village, the property needs to be viewed in order to appreciate its size and quality throughout. Accommodation in brief comprises off two bedrooms, spacious lounge, kitchen, bathroom, off road parking, separate garage and shared garden with the added attraction of NO SERVICE CHARGE AND GROUND RENT OF: £150pa. The property is within close proximity to a range of local amenities as well as fantastic schools within Dickens Heath Village this is an ideal location for first time buyers or investors.

PROPERTY LOCATION

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.

Council tax band: C

Tenure: Leasehold





- Ground Floor Maisonette
- Spacious Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Prime Location
- Ideal for First Time Buyers

HALLWAY

LOUNGE

13' 4" x 12' 2" (4.06m x 3.7m)

KITCHEN

10' 7" x 10' 5" (3.22m x 3.17m)

BEDROOM ONE

10' 4" x 9' 11" (3.14m x 3.01m)

BEDROOM TWO

11' 1" x 5' 11" (3.38m x 1.8m)

BATHROOM

7' 3" x 5' 6" (2.21m x 1.67m)





OUTSIDE THE PROPERTY

SHARED GARDEN

GARAGE

OFF ROAD PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, some carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services: mains gas and electricity.

Broadband: TalkTalk. Ground Rent: £150pa

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Xact Homes

6 The Square, Solihull – B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • <https://xacthomes.co.uk/>

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