



smarthomes

Market Court

Old Dickens Heath Road, Dickens Heath, B90 1GL

- A Larger Style Second Floor Apartment
- Double Bedroom with Fitted Wardrobes
- Open Plan Lounge/Kitchen/Diner
- No Upward Chain

£170,000

EPC Rating - 83

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 property is accessed via a secure entrance door leading into a communal hallway with stairs rising to all floors. On the second floor a private entrance door leads into



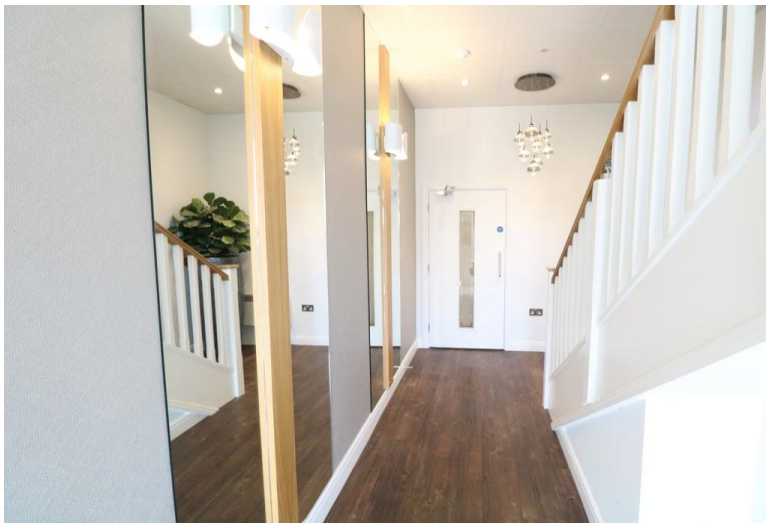
Entrance Hallway

With ceiling spot lights, radiator, storage cupboard and door leading off to

Utility

With fitted units, fitted work surface and integrated washer/dryer

Open Plan Lounge/Kitchen/Diner



Lounge/Diner

17' 2" x 11' 6" (5.23m x 3.51m) With UPVC double glazed windows to two sides, wall mounted radiator, two ceiling light points and opening to

Fitted Kitchen

11' 5" x 9' 2" (3.48m x 2.79m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated fridge/freezer, dishwasher and microwave, radiator, Karndean flooring, ceiling spot lights and a double glazed window



Double Bedroom

12' 4" x 10' 10" into wardrobe (3.76m x 3.3m into wardrobe) With a double glazed window, wall to wall fitted wardrobes, radiator and ceiling light point and spot light





Modern Shower Room

Being fitted with a modern white suite comprising of walk in shower, wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and ceiling spot lights

External

The property benefits from a secure allocated parking space

Tenure

We are advised by the vendor that the property is leasehold with approx. 143 years remaining on the lease, a service charge of approx. £1,600 per annum and a ground rent of approx. £150 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(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	

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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.