



smarthomes

## Hestercombe House

Gorcott Lane, Dickens Heath, B90 1GG

- A Beautifully Presented and Recently Constructed First Floor Maisonette
- Open Plan Lounge/Kitchen/Diner with Juliet Balcony
- Double Bedroom with Fitted Wardrobes
- Modern Shower Room

**£178,000**

EPC Rating - 80

Current Council Tax Band - B





## Property Description

Dickens Heath village offers a contemporary lifestyle with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries, a local library, village hall and village green to provide a community feel. Set within easy access to the M42 and train stations the village is ideal for families and commuters.

A beautifully presented and recently constructed first floor maisonette situated in the popular modern village of Dickens Heath. Benefiting from 3m high ceilings throughout and being accessed via a private front door, the accommodation comprises of an open plan



lounge/kitchen/diner with Juliet balcony, double bedroom with fitted wardrobes, modern shower room and secure allocated parking space

The property is situated in a well maintained communal courtyard with access to the secure underground car park and a private front door leading into



### **Entrance Hallway**

With ceiling light point, electric wall mounted heater and stairs rising to

### **Landing**

With a high ceiling with spot lights, intercom system, built in storage cupboard and door leading off to

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

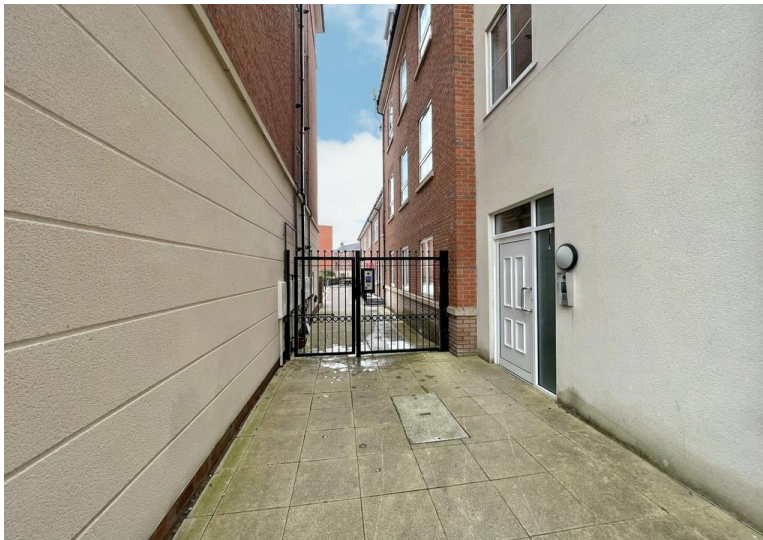
17' 8" x 15' 5" (5.4m x 4.7m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over and oven below. Integrated fridge/freezer, washer/dryer and dishwasher. High ceiling with light point and spot lights, electric wall mounted heater, UPVC double glazed window and UPVC double glazed French doors leading to a South facing Juliet balcony



### **Double Bedroom**

13' 5" x 12' 1" max (4.1m x 3.7m max) With a double glazed window, fitted wardrobes with sliding doors, loft access, electric wall mounted heater and high ceiling with ceiling light point





### Modern Shower Room

7' 6" x 4' 11" (2.3m x 1.5m) Being fitted with a luxury white suite comprising of a large shower enclosure, floating vanity wash hand basin and a low flush W.C. Chrome electric heated towel rail, tiling to splash prone areas, vanity mirror and high ceiling with spot lights

### External

The property benefits from well maintained communal gardens and a secure allocated underground 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. £1,200 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.