



smarthomes

Ascote Lane

Dickens Heath, Solihull, B90 1TZ

- A Modern Ground Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room
- No Upward Chain

£180,000

EPC Rating - 72

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 a further private entrance door leading into



Entrance Hallway

With ceiling light points, wall mounted electric heater, storage cupboard and door leading off to



Open Plan Lounge/Kitchen/Diner

20' 9" x 13' 2" max (6.32m x 4.01m max)
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 ceramic hob with extractor hood over and oven below. Integrated fridge, freezer, washing machine and dishwasher, tiling to splash back areas, laminate flooring, two wall mounted electric heaters, ceiling spot lights and double glazed French doors with Juliet balcony



Bedroom One

11' 4" x 11' max (3.45m x 3.35m max)
With a full height double glazed window, laminate flooring, wall mounted electric heater, fitted wardrobes, ceiling light point and door to



En-Suite Shower Room

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

Bedroom Two

10' 5" x 9' (3.18m x 2.74m) With a full height double glazed window, laminate flooring, wall mounted electric heater and ceiling light point

Family Bathroom

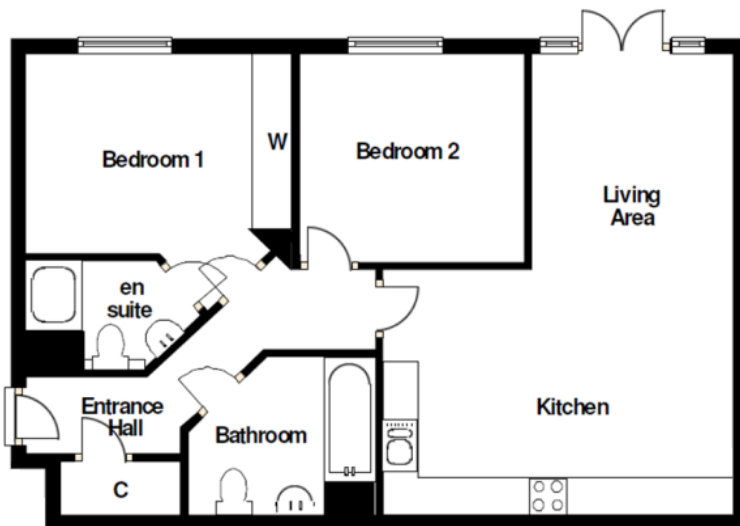
Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor and ceiling spot lights

External

The property further benefits from well maintained communal gardens and secure under ground allocated parking

Tenure

We are advised by the vendor that the property is leasehold with approx. 107 years remaining on the lease, a service charge of approx. £1,717 per annum and a ground rent of approx. £200 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	75	
(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	

316 Stratford Road
Shirley
Soliuhll
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.