



smarthomes

Rumbush Lane

Dickens Heath, Solihull, B90 1TJ

- A Well Presented First Floor Apartment
- Two Good Size Bedrooms
- Open Plan Lounge Diner & Kitchen
- Two Allocated Parking Spaces

£175,000

EPC Rating 78

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 set back from the road with two allocated parking spaces to the rear with secure communal entrance doors to the front and the rear giving access to a communal entrance hall with stairs leading to this first floor apartment

Private Entrance Hall

With secure intercom entry phone, coving to ceiling, two ceiling light points, radiator, double glazed window to rear, door to useful storage cupboard, additional storage with shelving and further doors leading off to



Open Plan Lounge Diner & Kitchen

16' 7" x 11' 1" (5.05m x 3.38m) With two double glazed windows to front elevation, two radiators, coving to ceiling, two ceiling light points and being open plan to



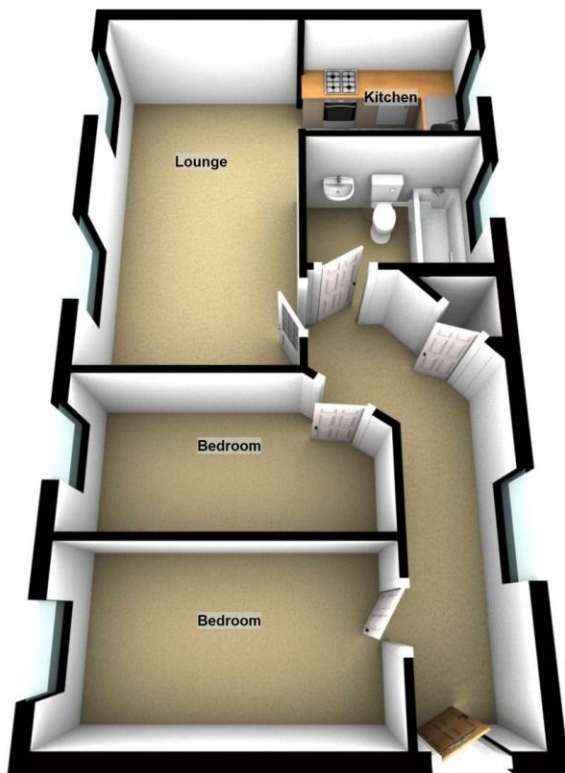
Kitchen

8' 9" x 7' 9" (2.67m x 2.36m) Being fitted with a range of wall, drawer and base units incorporating display shelving and glazed display cabinets with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, space and plumbing for washing machine integrated fridge freezer, ceiling light point, wall mounted boiler, slate effect tiling to floor and double glazed window to rear



Bedroom One

8' 0" x 12' 5" into wardrobe (2.44m x 3.78m) With double glazed window to front elevation, radiator, ceiling light point and built in wardrobes



Bedroom Two

12' 5" max x 6' 0" (3.78m x 1.83m) With double glazed window to front elevation, radiator and ceiling light point

Bathroom

Being fitted with a three piece white suite comprising; panelled bath with mixer tap, shower attachment and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window, tiling to water prone areas, tiled flooring, radiator, shaver socket and ceiling light point

Tenure

We are advised by the vendor that the property is leasehold with approx. 975 years remaining on the lease and a combined service charge and ground rent of approx. £1,200 per annum but are awaiting confirmation from the vendors 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		
(69-80) C	78	80
(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
Soliuhull
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.