



smarthomes

## Ascote Lane

Dickens Heath, Solihull, B90 1TP

- A Well Presented Top Floor Apartment
- Two Bedrooms
- En-Suite Shower Room
- No Upward Chain

**£165,000**

EPC Rating - 75

Current Council Tax Band - C





## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping, Sears Retail Park and Parkgate are packed with an array of popular major retail names, and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large supermarkets like Waitrose, Asda, Sainsburys, Aldi and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Blossomfield Infant and Nursery School, Haslucks Green Junior School, Our Lady of the Wayside Catholic Primary School, Tudor Grange Primary Academy St James, Light Hall Secondary School, Tudor Grange Academy and Alderbrook School and Sixth Form to name but a few. Commuters are particularly served well, with regular bus and train services and easy access to Junction 4 of the M42.



The property is accessed via a communal entrance door leading into a communal hallway with stairs rising to all floors. On the top floor a further private front door leads into

### **Entrance Hallway**

With two ceiling light points, radiator, two double glazed windows, storage cupboard, loft access and door leading off to



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

17' 0" x 14' 11" (5.18m x 4.55m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Wall mounted gas central heating boiler, integrated fridge, freezer and washer/dryer, tiling to splash back areas, three radiators, two ceiling light points and four double glazed windows



### **Bedroom One**

13' 5" x 9' 6" (4.09m x 2.9m) With double glazed window, fitted wardrobes, radiator, ceiling light point and door to

### **En-Suite Shower Room**

6' 10" x 6' 7" (2.08m x 2.01m) Being fitted with a white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window



### **Bedroom Two**

13' 5" x 7' 0" (4.09m x 2.13m) With double glazed window, radiator and ceiling light point

## Bathroom

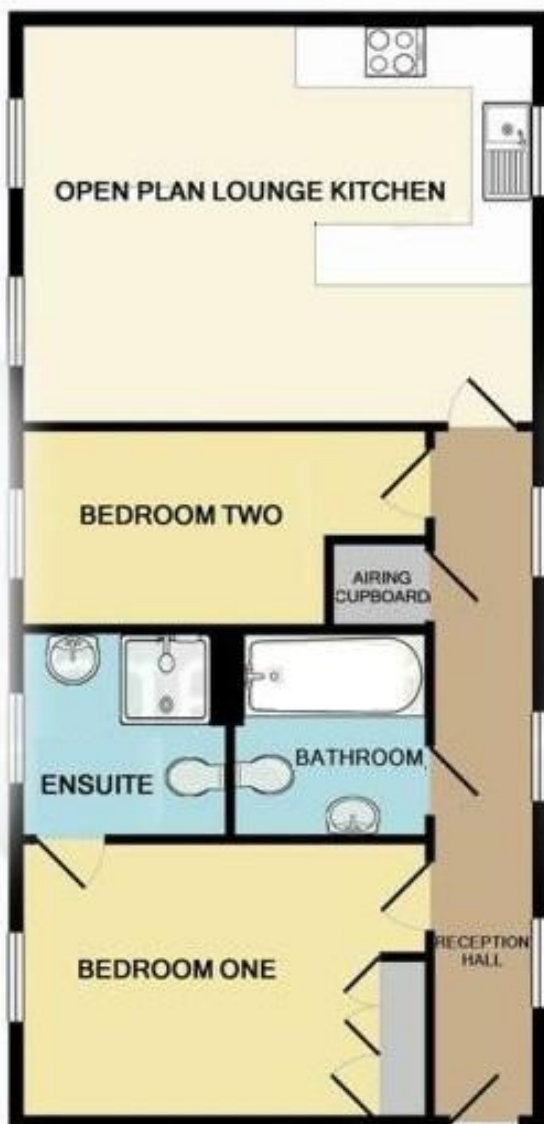
Being fitted with a white suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and ceiling light point

## External

The property benefits from two allocated parking spaces

## Tenure

We are advised by the vendor that the property is leasehold with approx. 975 years remaining on the lease, a service charge of approx. £1,400 per annum and a peppercorn ground rent 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(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.