



smarthomes

Dickens Court

Hensborough, Dickens Heath, B90 1SA

- A Well Presented & Spacious First Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge & Kitchen
- Master Bedroom With Built-In Wardrobes & En-Suite Shower Room

Offers Over £200,000

EPC Rating 82

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 located in an attractive courtyard setting and access is gained via secure intercom with stairs leading to the first floor apartment



Welcoming Entrance Hall

With engineered oak flooring, radiator, entry phone, ceiling light point and doors leading off to

Open Plan Lounge & Kitchen

17' 10" x 21' 3" (5.44m x 6.48m) The kitchen area has been fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, integrated washer dryer, space for fridge freezer, cupboard housing boiler and being open plan to the lounge area with engineered oak flooring, three feature dual aspect sash style windows, radiator and ceiling light points



Master Bedroom

9' 0" x 13' 1" (2.74m x 3.99m) With feature sash window, ceiling light point, radiator, double doors to built-in wardrobe and door leading into



En-Suite Shower Room

Being fitted with a three piece white suite comprising of; shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, wood effect flooring, shaver socket and ceiling light points



Bedroom Two

7' 11" x 14' 11" (2.41m x 4.55m) With engineered oak flooring, feature sash window, ceiling light point and radiator



Guest Bathroom

Being fitted with a three piece white suite comprising; panelled bath with shower attachment over and glazed screen, low flush WC and pedestal wash hand basin with tiling to water prone areas, wood effect flooring, shaver socket and ceiling light points

Tenure

We are advised by the vendor that the property is leasehold with approx. 977 years remaining on the lease, a service charge of approx. £3,000 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.