



smarthomes

## Dickens Heath Road

Dickens Heath, Solihull, B90 1UF

- A Beautifully Presented First Floor Apartment
- Two Double Bedrooms
- Spacious Open Plan Lounge/Kitchen/Diner
- Two Allocated Parking Spaces

**£190,000**

EPC Rating - 80

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 behind a well maintained communal garden with a secure entry door leading into the communal hallway. Stairs rise to the first floor where a further private front door leads into



### **Entrance Hallway**

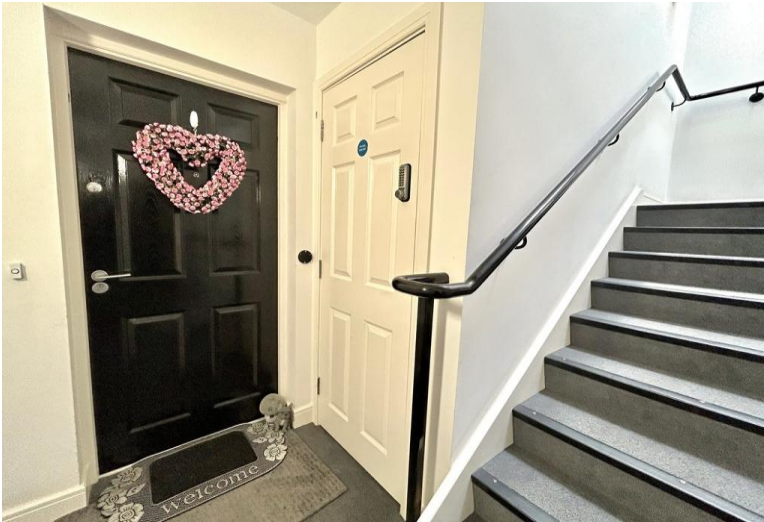
With stripped timber effect flooring, ceiling spot lights, wall mounted electric heater and doors leading off to



### **Spacious Open Plan**

#### **Lounge/Kitchen/Diner to Front**

21' 5" max x 15' 7" max (6.53m max x 4.75m max) 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 electric hob with extractor hood over and Smeg oven below. Integrated washer/dryer and dishwasher, stripped timber effect flooring, wall mounted electric heater, ceiling spot lights, useful storage cupboard and two double glazed windows to front



### **Bedroom One to Rear**

10' 9" x 10' 7" (3.28m x 3.23m) With a double glazed window to rear, stripped timber effect flooring, fitted wardrobes, wall mounted electric heater and ceiling light point

### **Bedroom Two to Rear**

15' 5" x 8' 8" (4.7m x 2.64m) With a double glazed window to rear, stripped timber effect flooring, wall mounted electric heater and ceiling light point



## Modern Family Bathroom

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

## External

The property benefits from two allocated parking space and well maintained communal gardens

## Tenure

We are advised by the vendor that the property is leasehold with approx. 102 years remaining on the lease, a service charge of approx. £2,228 per annum and a ground rent of approx. £350 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) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
[shirley@smart-homes.co.uk](mailto: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.