



smarthomes

## Dickens Court

Hensborough, Dickens Heath, B90 1SA

- A Beautifully Presented First Floor Apartment
- Spacious Open Plan Lounge/Re-Fitted Kitchen/Diner
- Spacious Double Bedroom with Fitted Wardrobes
- Re-Fitted Bathroom

**£150,000**

EPC Rating - 77

Current Council Tax Band - B





## 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 situated in a courtyard location and access to the building is via a secure communal door. Stairs rise to the first floor where you will find a private wooden front door leading into

### **Entrance Hallway**

With a UPVC double glazed window, laminate flooring, ceiling light point, radiator, useful storage cupboard and doors leading off to



### **Spacious Open Plan Lounge/ Re-Fitted Kitchen/Diner**

30' 10" x 12' 9" (9.4m x 3.9m) Being re-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 gas hob with extractor hood over and oven below. Integrated dishwasher, concealed wall mounted gas central heating boiler, tiling to splash back areas, laminate flooring, two wall mounted radiators, ceiling spot lights and light points and double glazed windows to the front and rear aspects



### **Spacious Double Bedroom**

20' 4" max x 10' 9" (6.2m max x 3.3m) With a double glazed window, fitted wardrobes, wall mounted radiator and ceiling light point



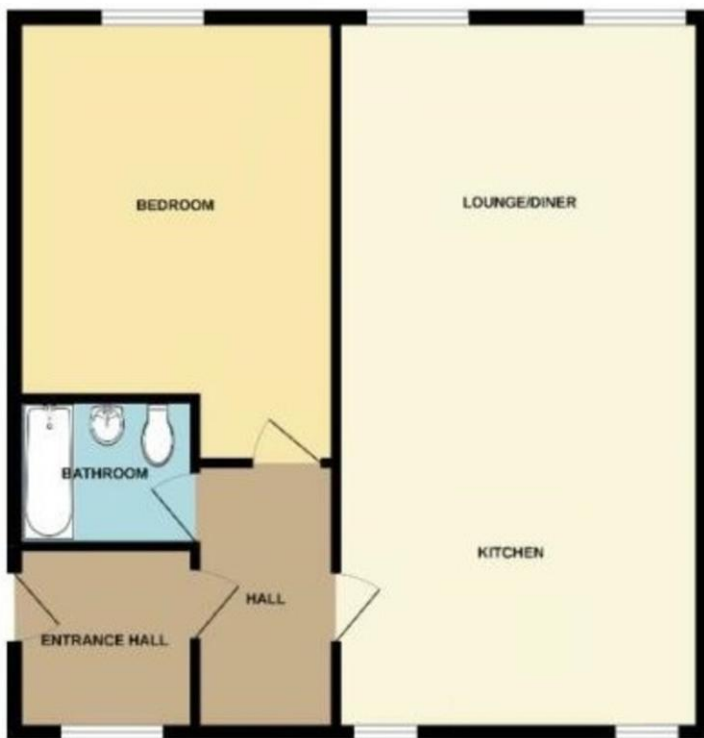
## Re-Fitted Bathroom

8' 6" x 5' 10" (2.6m x 1.8m) Being re-fitted with a modern white suite comprising of a panelled bath with 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 floor and ceiling spot lights



## Tenure

We are advised by the vendor that the property is leasehold with approx. 979 years remaining on the lease, a service charge of approx. £2,760 per annum and a ground rent of approx. £158 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 - B



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>	77	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		
<b>England, Scotland &amp; Wales</b>	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.