



smarthomes

Market House

Main Street, Dickens Heath, B90 1UA

- A Well Maintained Second Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge & Breakfast Kitchen With Juliette Balcony
- No Upward Chain

£170,000

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 accessed via a secure communal entrance door leading through to a communal hallway with stairs and lift access to all floors



Private Entrance Hall

With ceiling light point, radiator, secure entry phone, useful storage cupboard and doors leading off to

Open Plan Lounge & Breakfast Kitchen

22' 6" x 11' 5" (6.86m x 3.48m) The breakfast kitchen area has been fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, Indesit washer dryer, space for fridge freezer, spot lights to ceiling, tiled effect flooring and being open plan to lounge area with two ceiling light points, two radiators, built-in cupboard housing Vaillant boiler and double glazed French doors to Juliette balcony



Bedroom One

17' 5" x 8' 8" max (5.31m x 2.64m) With ceiling light point, radiator, double doors to built-in wardrobe and double glazed French doors to Juliette balcony



Bedroom Two

16' 4" x 7' 4" (4.98m x 2.24m) With double glazed window to front elevation, radiator and ceiling light point

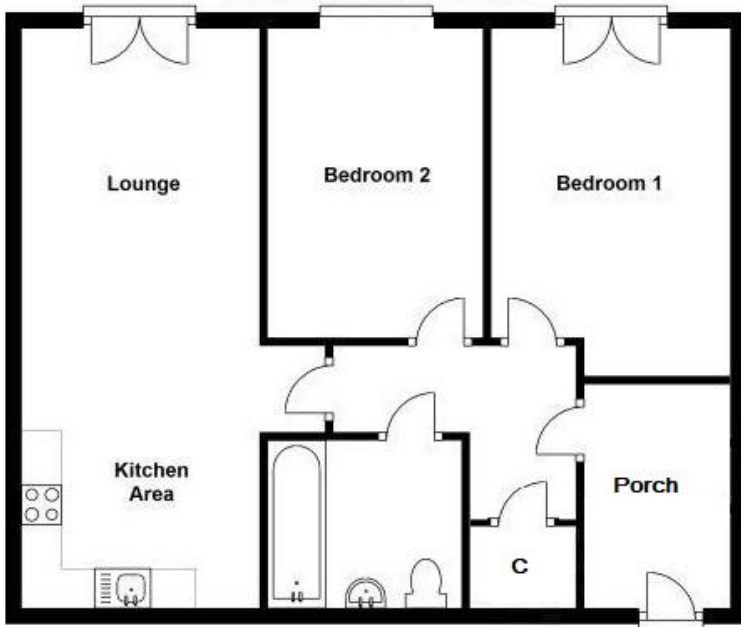


Bathroom

5' 7" x 7' 4" (1.7m x 2.24m) Being fitted with a three piece white suite comprising; panelled bath with rainfall shower attachment over, additional handheld shower attachment and glazed screen, low flush WC and pedestal wash hand basin, tiling to water prone areas, ladder style radiator, shaver socket, extractor and spot lights to ceiling

Tenure

We are advised by the vendor that the property is leasehold with approx. 978 years remaining on the lease, a service charge of approx. £1,953 per annum and a ground rent of approx. £156 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	83
(69-80)	C		
(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	

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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.