



smarthomes

## Market House

Main Street, Dickens Heath, B90 1UA

- A Well Maintained Second Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge Diner & Kitchen
- No Upward Chain

**Offers Over £145,000**

EPC Rating 73

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 secure communal entrance door leading through to a communal hallway with stairs and lift access to all floors. On the second floor a private front door leads into



### **Private Hallway**

With ceiling light point, storage cupboard housing boiler (fitted May 2022) and doors leading off to

### **Lounge Diner**

16' 4" x 9' 8" (4.98m x 2.95m) With double glazed window, wall mounted electric heater, two ceiling light points and being open plan to



### **Kitchen Area**

9' 8" x 7' 0" (2.95m x 2.13m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, four ring electric hob with extractor canopy over, inset electric oven, tiling to splashback areas, space for fridge freezer, tile effect flooring and ceiling spot lights

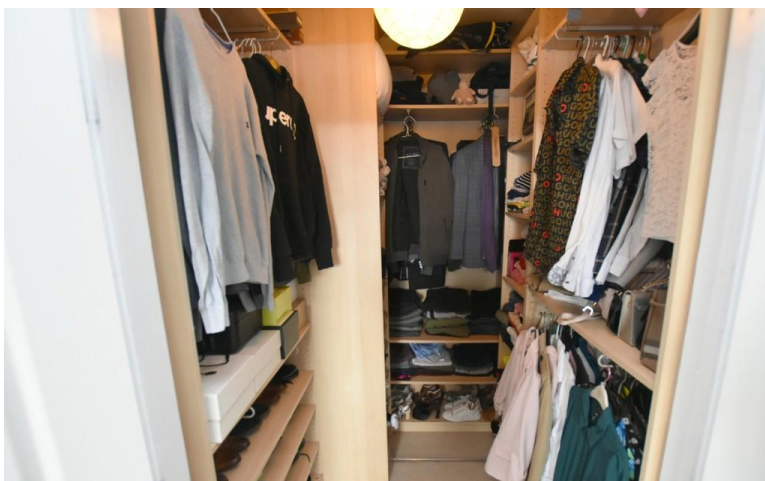


### **Bedroom One**

13' 0" x 9' 9" (3.96m x 2.97m) With double glazed window, door to walk in wardrobe, wall mounted electric heater and ceiling light point

### **Bedroom Two**

13' 0" x 8' 10" (3.96m x 2.69m) With double glazed window, wall mounted electric heater and ceiling light point



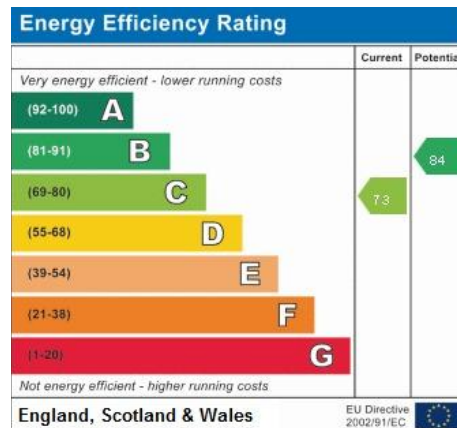
### **Bathroom**

Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, low flush WC and pedestal wash hand basin, with tiling to walls, tiled effect flooring, ladder style radiator and spot lights to ceiling



**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. £1,932 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.



316 Stratford Road  
 Shirley  
 Solihull  
 West Midlands  
 B90 3DN

www.smart-homes.co.uk  
 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.