



## Apt 14, Leasowes House, Main Street

Guide Price £180,000





## PROPERTY OVERVIEW

Situated on the popular Dickens Heath Estate, a fantastic opportunity to purchase this second floor one bedroom luxury apartment located in the heart of the village. This property is being immaculately maintained throughout and benefits from gas central heating, double glazing and has the added attraction of a ensuite shower room. The accommodation briefly comprises of: communal entrance hall, reception hall, open plan lounge/kitchen/diner, principal bedroom, ensuite shower room, utility room, guest wc and allocated parking. Early viewing essential.





## PROPERTY OVERVIEW

Dickens Heath is a delightful and highly popular village located in a semi rural setting. It offers modern contemporary accommodation with a superb range of family homes and apartments. The village centre is the heart of the community served by shops, restaurants, cafes, offices, a medical surgery, dentist, library, village hall and green, and the local primary school. It is set within commuter access of the M42 and M40 motorways and benefits from easy access to the amenities provided in Shirley, Solihull, Birmingham City centre (via Whitlocks End railway station) and Stratford Upon Avon.

Council Tax band: B

Tenure: Leasehold



- Second Floor One Bedroom Luxury Apartment
- Internal Viewing Essential
- Immaculately Maintained
- Open Plan Lounge/Kitchen/Diner
- Principal Bedroom
- Ensuite Shower Room
- Utility
- Guest wc
- Allocated Parking



**ENTRANCE HALL**

13' 8" x 11' 10" (4.16m x 3.60m)

**KITCHEN/LIVING ROOM**

13' 4" x 13' 5" (4.07m x 4.08m)

**BEDROOM**

12' 11" x 10' 10" (3.94m x 3.30m)

**ENSUITE**

9' 7" x 6' 5" (2.91m x 1.95m)

**WC**

6' 4" x 4' 0" (1.92m x 1.22m)

**UTILITY**

7' 2" x 3' 5" (2.18m x 1.03m)

**TOTAL SQUARE FOOTAGE**

57 sq.mts (614 sq.ft) approx.





#### **OUTSIDE THE PROPERTY**

#### **ONE PARKING SPACE**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all blinds, fitted wardrobes in bedroom one and all light fittings.

#### **ADDITIONAL INFORMATION**

Services: water meter, mains gas, electricity and mains sewers. Ground Rent: £250.00 pa. Service Charge: £2096.94 pa.

#### **MONEY LAUNDERING REGULATIONS**

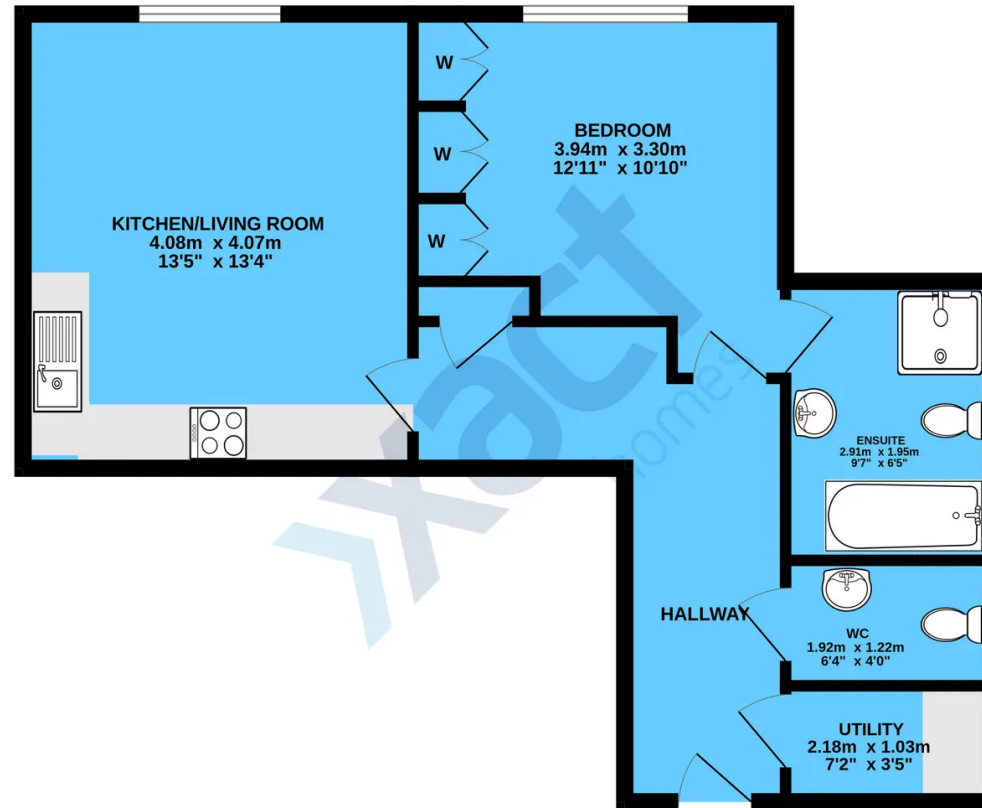
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







GROUND FLOOR  
57.0 sq.m. (614 sq.ft.) approx.



TOTAL FLOOR AREA : 57.0 sq.m. (614 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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