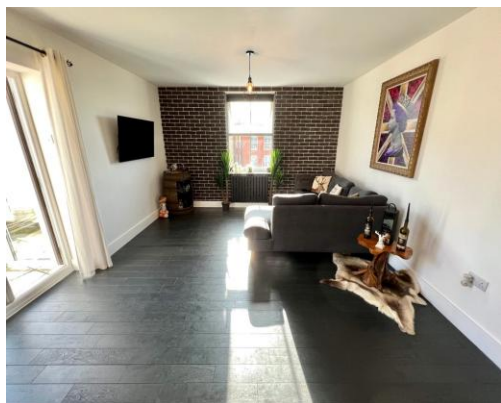




smarthomes



- A Well Presented Penthouse Apartment
- Two Double Bedrooms
- Two Large Private Terraces & Balcony
- En-Suite Shower Room

South Terrace, Main Street, Dickens Heath, Solihull, B90 1FN

£255,000

A well presented top floor apartment benefitting from master bedroom with balcony & en-suite shower room, open plan lounge diner & kitchen with access to large terrace, second bedroom with access to further spacious terrace, modern bathroom, two secure underground allocated parking spaces, lift and communal gardens. Council Tax Band – C. EPC Rating - 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 doors leading into a communal hallway. Stairs and lift access rise to all floors, and on the third floor a private wooden front door leading into



Entrance Hallway

With wooden flooring, ceiling spot lights, useful storage cupboard, feature radiator and opening into

Dual Aspect Open Plan Lounge/Kitchen/Diner

18' 4" x 12' 9" (5.6m x 3.9m)
Being fitted with a range of base and drawer units with a work surface over incorporating a composite sink and drainer unit with mixer tap over. Space for freestanding gas cooker, tiling to splash back areas, wooden flooring, feature radiator, two ceiling light points, a UPVC double glazed window and UPVC double glazed French doors leading to



Spacious Terrace One

With far reaching views and external lighting

Master Bedroom with Private Balcony

14' 1" x 8' 10" (4.3m x 2.7m)

With two sets of UPVC double glazed French doors leading to a private balcony, wooden flooring, feature radiator, ceiling light points and opening into

En-Suite Shower Room

Being fitted with a modern white suite comprising of a full tiled shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, wood effect flooring and ceiling spot lights

Dual Aspect Bedroom Two

11' 9" x 10' 5" (3.6m x 3.2m)

With wood effect flooring, radiator, ceiling light point, a UPVC double glazed window and UPVC double glazed French doors leading to

Spacious Terrace Two

With far reaching views

Modern Bathroom

6' 10" x 5' 2" (2.1m x 1.6m)

Being 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, wood effect flooring and ceiling spot lights

External

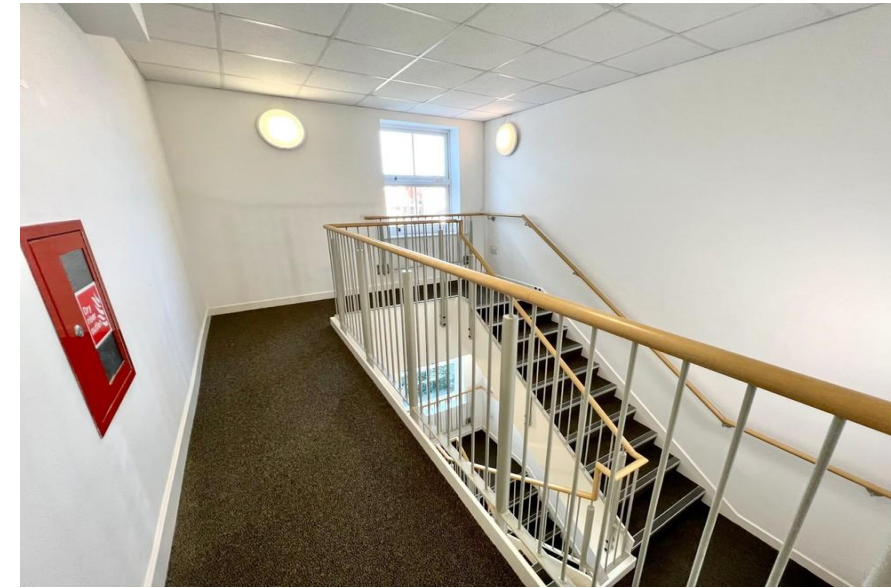
The property further benefits from well maintained communal gardens and two secure underground allocated parking spaces

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. £3,600 per annum and a ground rent of approx. £200 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		
(69-80)	C	77	77
(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			



316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

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.