



smarthomes

Ascote Lane

Dickens Heath, Solihull, B90 1TZ

- A Well Maintained Second Floor Apartment
- Two Bedrooms
- En-Suite Shower Room
- No Upward Chain

Offers in Region of £185,000

EPC Rating - 69

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 accessed via a secure communal entrance door leading into a communal hallway with stairs rising to all floors. On the second floor a private front door leads into



Entrance Hallway

With ceiling spot lights, wall mounted electric heater, useful storage cupboard, wood effect flooring and doors leading off to

Open Plan Lounge/Kitchen/Diner

20' 8" max x 17' 8" max (6.3m max x 5.4m max) Being 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 electric hob with extractor hood over and oven below. Integrated fridge/freezer, washing machine and dishwasher. Laminate flooring, two wall mounted electric heaters, ceiling spot lights and wooden framed double glazed French doors with Juliet balcony



Bedroom One

11' 1" x 10' 9" (3.4m x 3.3m) With hardwood framed double glazed full height window, fitted wardrobes, wall mounted electric heater, ceiling light point and door to



En-Suite Shower Room

Being fitted with a modern white suite comprising of a large shower enclosure, wall mounted wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor and ceiling spot lights





Bedroom Two

9' 10" x 9' 2" (3m x 2.8m) With hardwood framed double glazed full height window, wall mounted electric heater and ceiling light point

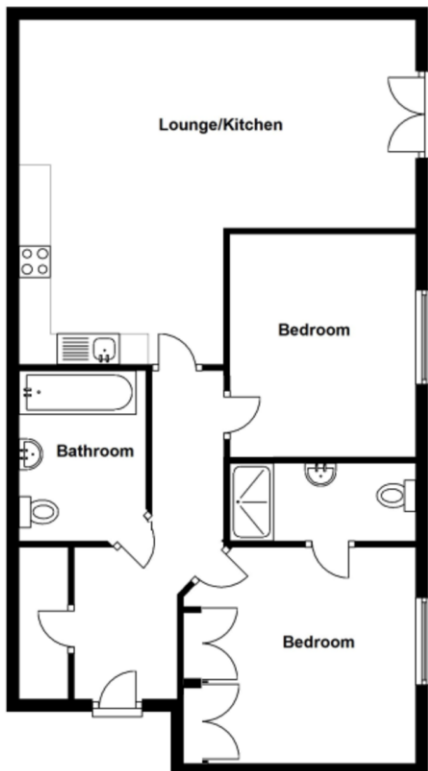
Bathroom

7' 6" x 6' 10" (2.3m x 2.1m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor and ceiling spot lights

External

The property further benefits from secure allocated underground parking and access to a well maintained communal garden area

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		80	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Tenure

We are advised by the vendor that the property is leasehold with approx. 106 years remaining on the lease, a service charge of approx. £1,802.66 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 - B