



smarthomes

The Library

Dickens Heath Road, Dickens Heath, B90 1RL

- A Larger Style First Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room
- Garage En-Bloc & Off Road Parking

£215,000

EPC Rating - 79

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 into a communal hallway. Stairs rise to the first floor where you will find a private front door leading into



Entrance Hallway

With ceiling light point, electric storage heater, storage cupboard and doors leading off to

Spacious Lounge

17' 11" x 12' 10" (5.46m x 3.91m) With two double glazed windows, wall mounted electric fire, electric storage heater and two ceiling light points



Dining Room & Spacious Fitted Kitchen

18' 6" max x 13' 4" max (5.64m max x 4.06m 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. Integrated oven and microwave, integrated dishwasher, integrated fridge/freezer, space and plumbing for washing machine, tiling to splash back areas and floor, electric storage heater, ceiling spot lights and light point and three double glazed windows



Bedroom One

12' 1" x 9' 3" (3.68m x 2.82m) With a double glazed window, fitted wardrobes, wall mounted electric heater, ceiling light point and door to

En-Suite Shower Room

Being fitted with a white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure double glazed window



Dual Aspect Bedroom Two

12' 2" x 10' (3.71m x 3.05m) With two double glazed windows, wall mounted electric heater, built in storage cupboard and ceiling light point



Family Bathroom

Being fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window

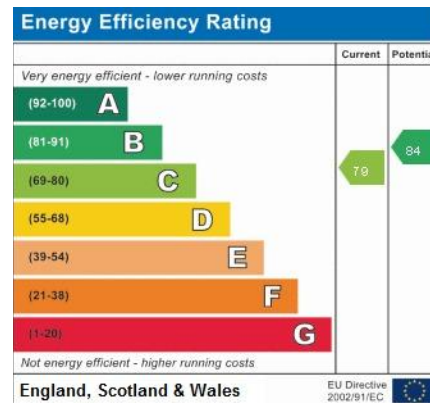
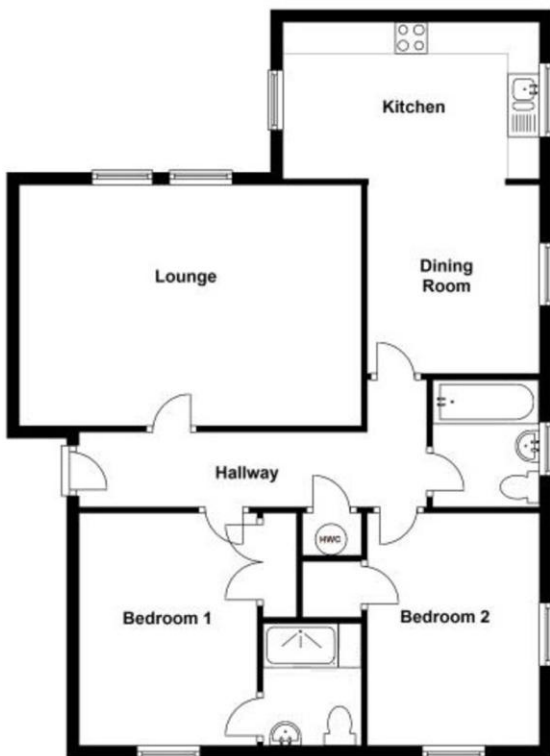
External

The property further benefits from access to a well maintained communal garden, off road parking and a garage en-bloc



Tenure

We are advised by the vendor that the property is leasehold with approx. 101 years remaining on the lease, a service charge of approx. £1,740 per annum and a ground rent of approx. £110 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



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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.