



smarthomes

## Whitchurch Lane

Dickens Heath, Solihull, B90 1PB

- A Spacious & Beautifully Presented First Floor Apartment
- Two Double Bedrooms, En-Suite Shower Room & Guest Bathroom
- Lounge Diner With Juliette Balcony Over-Looking Canal
- Two Allocated Parking Spaces & Garage

**£280,000**

EPC Rating TBC

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 set back from the road behind a block paved driveway providing allocated off road parking extending to garages and attractive shrubbery fore garden with paved pathway leading to secure communal entrance, giving access to a well maintained communal hallway with stairs leading to this first floor apartment



### **Private Entrance Hallway**

With radiator, wooden flooring, ceiling spot lights, two useful storage cupboards and doors leading off to

### **Spacious Lounge Diner**

17' 4" x 14' 5" (5.3m x 4.4m) With double glazed windows incorporating French doors to Juliette balcony over-looking canal, radiator and two ceiling light points



### **Modern Breakfast Kitchen**

10' 2" x 10' 9" (3.1 m x 3.3m) Being fitted with a range of high gloss wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, under cupboard lighting, space and plumbing for washing machine, integrated washing machine, dishwasher, microwave and fridge freezer, cupboard housing Ideal boiler, radiator, spot lights to ceiling and two double glazed windows to rear with views over canal



### **Bedroom One**

12' 1" x 10' 2" (3.7m x 3.1 m) With double glazed windows incorporating French doors to Juliette balcony providing views of canal, ceiling light point, radiator and door leading into

### **En-Suite Shower Room**

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas, ladder style radiator, shaver socket, extractor and spot lights to ceiling



### **Bedroom Two**

12' 1" x 10' 5" (3.7m x 3.2m) With double glazed window to front elevation, radiator and ceiling light point



### Guest Bathroom

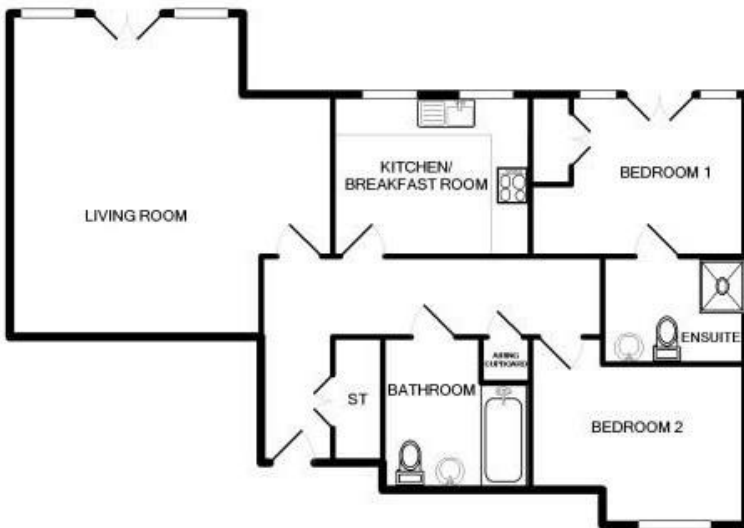
8' 6" x 8' 2" (2.6m x 2.5m) Being fitted with a three piece white suite comprising; panelled bath with telephone effect mixer tap and shower attachment, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to front, radiator, shaver socket, extractor and spot lights to ceiling

### Garage

19' 4" x 8' 6" (5.9m x 2.6m) With electric up and over garage door and storage to eaves

### Tenure

We are advised by the vendor that the property is leasehold with approx. 130 years remaining on the lease, a service charge of approx. £2,040 per annum and a ground rent of approx. £150 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 Nigel Hodges. Current council tax band - C



316 Stratford Road  
Shirley  
Salihull  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
[shirley@smart-homes.co.uk](mailto: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.