



The Sovereign House, Main Street

Guide Price £215,000





PROPERTY OVERVIEW

Situated in the heart of Dickens Heath a fantastic opportunity to purchase this superb luxury ground floor contemporary style apartment which must be viewed internally to be appreciated. This apartment has been immaculately maintained throughout, benefits from gas central heating, double glazing and has the added attraction of a refitted luxury kitchen and bathroom and a new boiler. The accommodation briefly comprises of: communal entrance hall, reception hall, lounge / kitchen / dining room, south facing balcony, two double bedrooms, bathroom, two underground allocated parking spaces and communal gardens.





PROPERTY LOCATION

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: C

Tenure: Leasehold



- Luxury Ground Floor Apartment
- Situated In The Heart Of Dickens Heath
- Immaculately Maintained Throughout
- Superb Open Plan Lounge / Kitchen / Dining Room
- Two Bedrooms
- Private South Facing Balcony
- Luxury Fitted Kitchen
- Two Underground Allocated Parking Spaces
- Communal Gardens
- Easy Walking Distance To All Amenities



COMMUNAL ENTRANCE HALL

RECEPTION HALL

HALLWAY

LOUNGE / KITCHEN / DINING ROOM

19' 3" x 19' 1" (5.86m x 5.82m)

SOUTH FACING BALCONY

BEDROOM ONE

11' 4" x 10' 7" (3.45m x 3.22m)

BEDROOM TWO

10' 10" x 10' 4" (3.29m x 3.14m)

BATHROOM

7' 3" x 6' 0" (2.20m x 1.84m)

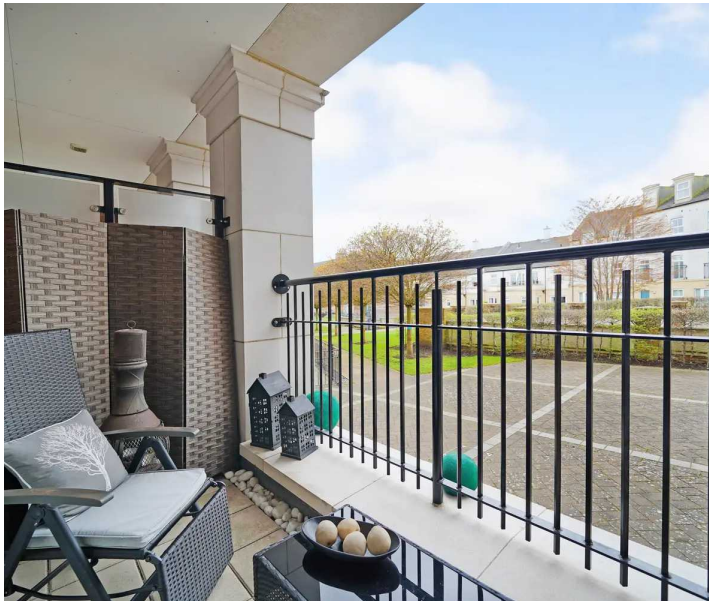
TOTAL SQUARE FOOTAGE

Total floor area: 69.0 sq.m. = 743 sq.ft. approx.

OUTSIDE THE PROPERTY

TWO UNDERGROUND ALLOCATED PARKING SPACES

COMMUNAL GARDENS





ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge, freezer, all carpets, all curtains and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.

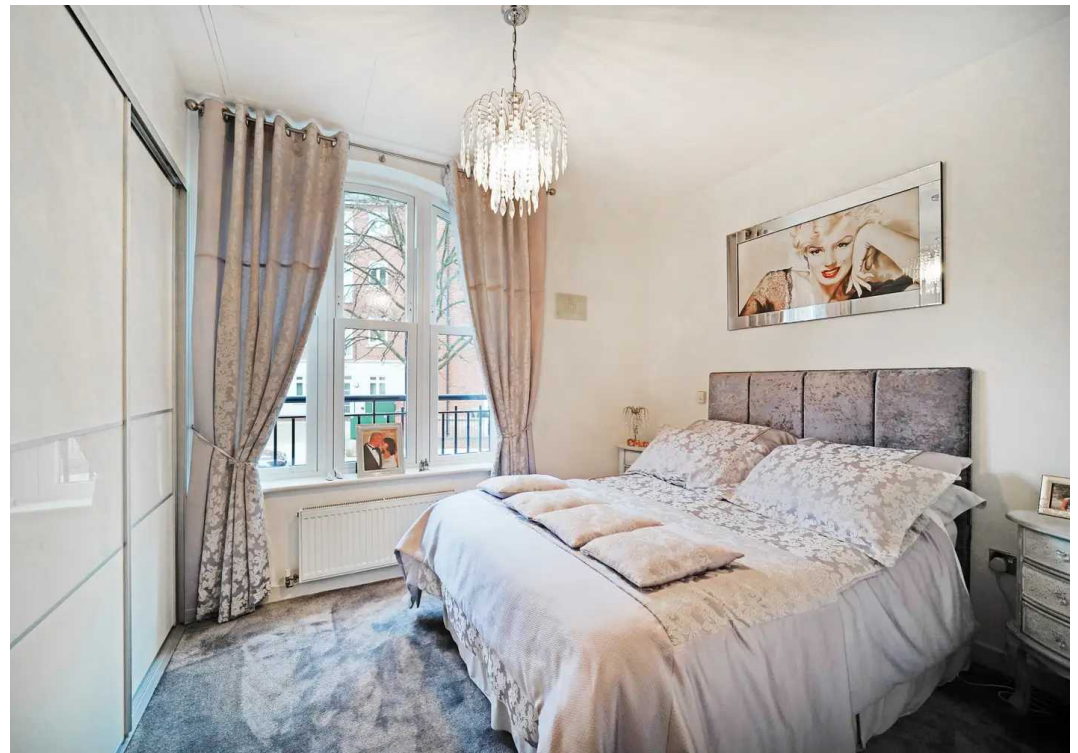
Broadband - BT. Service charge - £2676.00 (pa).

Ground rent - £202.00 (pa).

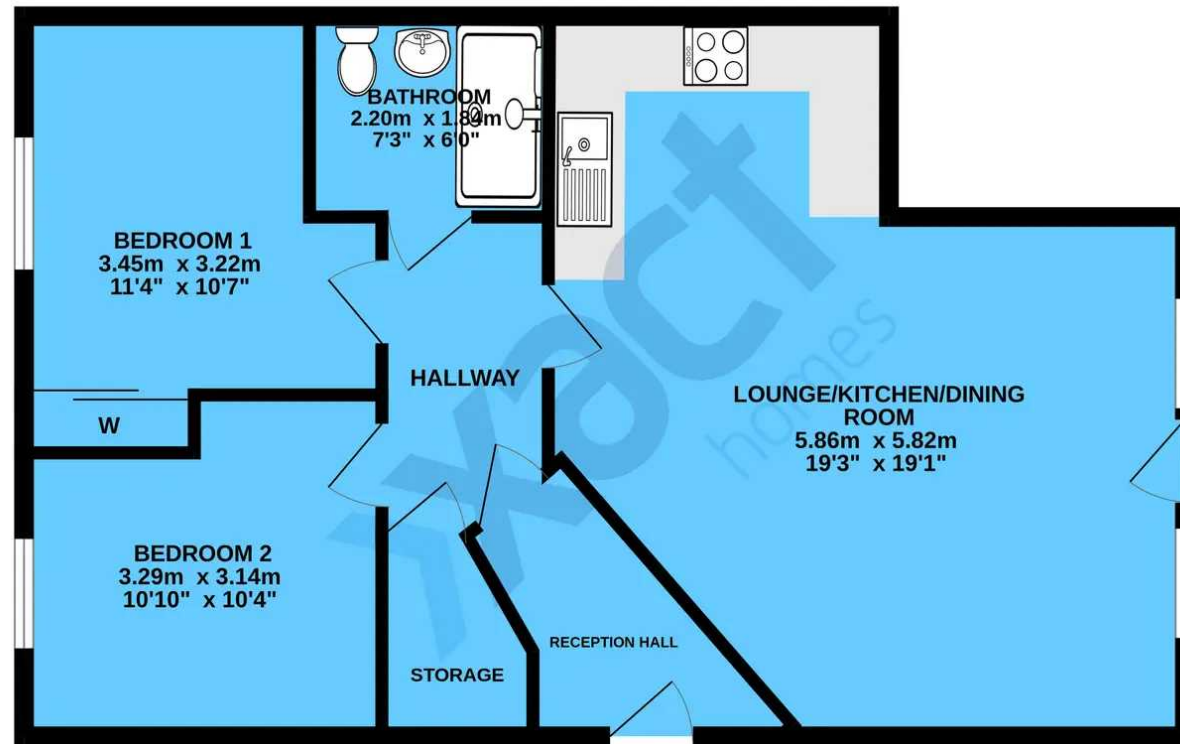
MONEY LAUNDERING REGULATIONS

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



TOTAL FLOOR AREA : 69.0 sq.m. (743 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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