



smarthomes

## Scholars Court

Tythe Barn Lane, Dickens Heath, B90 1PF

- A Luxury Ground Floor Apartment
- Two Bedrooms
- Lounge Diner
- Kitchen

**Offers In Region Of £260,000**

EPC Rating 76

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 secure electric gates leading to block paved area providing two allocated parking spaces

## Entrance Hall

Being entered via secure intercom system with wall light points, large built-in storage cupboard housing the water tank, alarm system and fuse board, central heating radiator and further useful built-in cupboard





### **Lounge Diner**

13' 0" x 14' 5" (3.96m x 4.39m) With two double glazed windows, two ceiling light points, two central heating radiators and engineered timber flooring



### **Kitchen**

9' 6" x 8' 5" (2.9m x 2.57m) Being fitted with a range of wall and base units with work-surface over incorporating sink and drainer unit and four ring gas hob with electric oven beneath and extractor canopy over, integrated microwave, integrated fridge freezer, integrated dishwasher, integrated Bosch washer/ dryer, breakfast bar, spot lights to ceiling, tiling to splash-back areas and tiling to floor

### **Bedroom One to Rear**

10' 7" x 10' 11" (3.23m x 3.33m) With two double glazed windows to rear elevation, ceiling light point, engineered timber floor, two central heating radiators, fitted wardrobes with sliding mirror fronted doors and door leading into



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

10' 0" x 3' 2" (3.05m x 0.97m) Being fitted with a three piece white suite comprising low flush WC, pedestal wash hand basin and walk-in shower cubicle with glazed door, feature chrome heated towel rail, spot lights to ceiling, tiling to water prone areas and tiled flooring, extractor and built in cupboard housing the Worcester Bosch central heating boiler.



### **Bedroom Two**

9' 4" x 10' 10" (min) (2.84m x 3.3m) With double glazed window to rear, central heating radiator, engineered timber flooring and ceiling light point



### Family Bathroom

8' 0" x 5' 7" (2.44m x 1.7m) Being fitted with a three piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with mixer tap, spotlights to ceiling, central heating radiator, extractor, tiled flooring and tiling to half height to walls

### Exterior

With well maintained communal grounds and two allocated parking spaces



### 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. £1,140 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 Vendor. Current council tax band - C

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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.