



smarthomes

Dickens Court

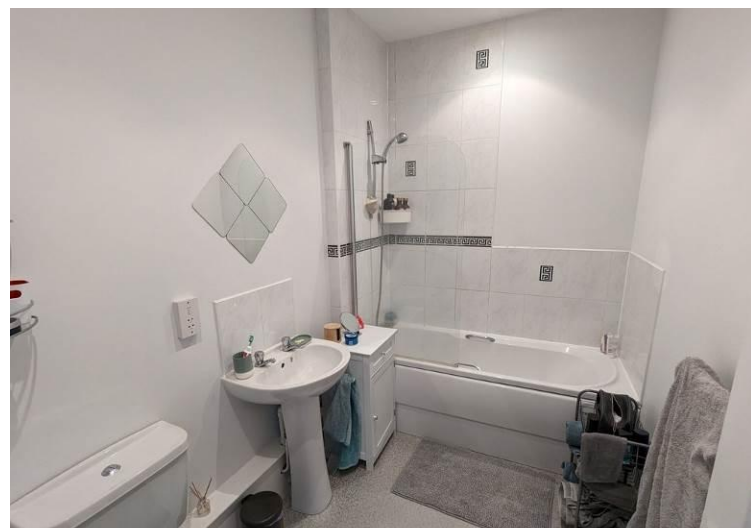
Hensborough, Dickens Heath, B90 1SA

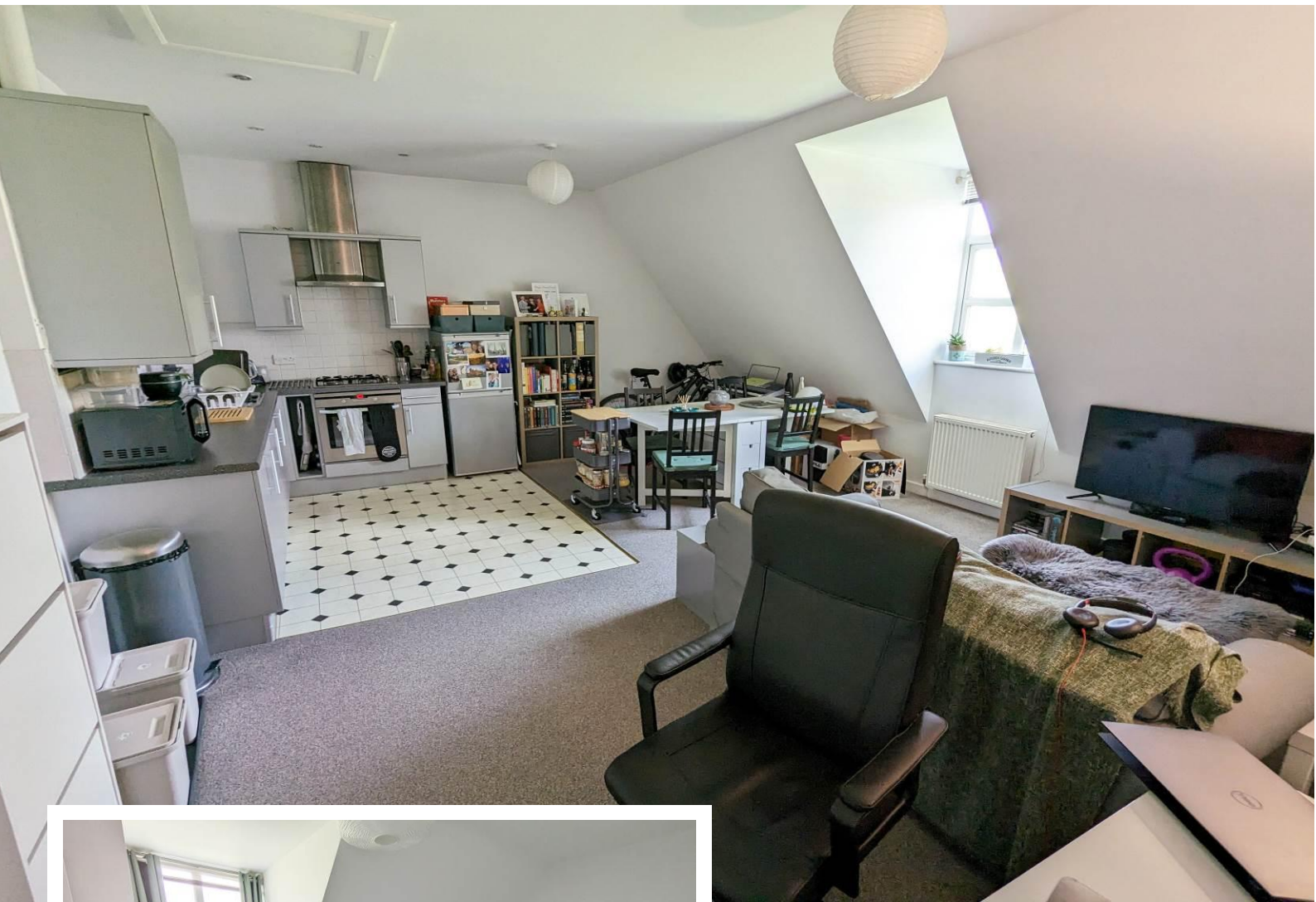
- A One Bedroom Top Floor Apartment
- Open Plan Lounge Diner & Kitchen
- Bathroom
- No Upward Chain

£135,000

EPC Rating 79

Current Council Tax Band B





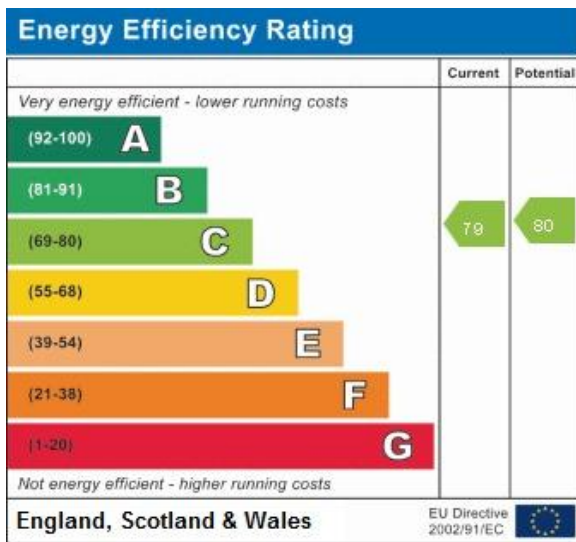
Property Description

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.

A communal entrance has a staircase leading to this top floor apartment

Private Entrance Hallway

With doors leading off to



Open Plan Lounge Diner & Kitchen

19' 8" x 16' 2" (5.99m x 4.93m) The kitchen area is fitted with a modern range of wall and base units with complementary granite effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, integrated washing machine, space for fridge freezer and being open plan to the lounge and dining area having a double glazed window, radiator and ceiling light points

Bedroom

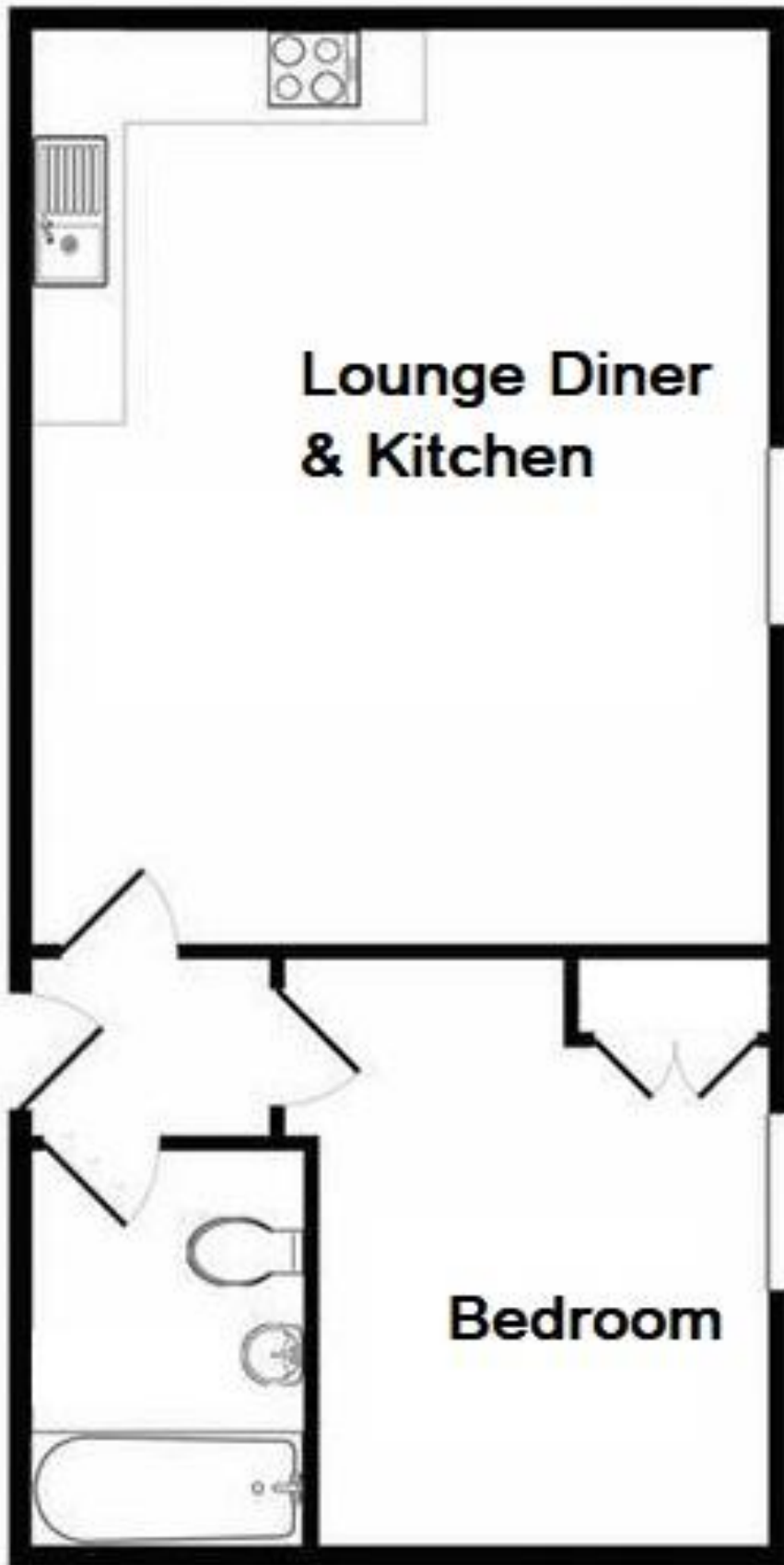
10' 0" x 13' 0" (3.05m x 3.96m) With double glazed window, built-in wardrobe with double doors, radiator and ceiling light point

Bathroom

5' 11" x 9' 0" (1.8m x 2.74m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, ladder style radiator, shaver socket, extractor and ceiling light point

Tenure

We are advised by the vendor that the property is leasehold with approx. 978 years remaining on the lease, a service charge of approx. £2,164 per annum and a ground rent of approx. £250 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – B.



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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 are 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.