



## Broom Lane

Dickens Heath, Solihull, B90 1SJ

- A Well-Presented Luxury Second Floor Apartment
- Two Double Bedrooms with Fitted Wardrobes
- South Facing Lounge with Canal Views
- Re-Fitted Breakfast Kitchen, En-Suite Shower Room & Bathroom

**£225,000**

EPC Rating '75'







## 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 situated in a purpose built block within a gated development with automatic electric gates opening to cobbled courtyard with landscaped gardens, the courtyard extends to garage with up and over garage door and leads further to secure intercom access with stairs leading to this second floor apartment



### **L-Shaped Entrance Hall**

With LED down lighters, wall mounted modern electric radiator, colonial panelled door to storage cupboard with cloak hooks, additional store cupboard housing Pulsacoil mains pressure boiler and further doors leading off to

### **Southerly Facing Lounge to Rear**

15' 1" x 12' 0" (4.6 x 3.66) Being bright and airy with Georgian double glazed windows providing waterside views and open countryside beyond, wall mounted modern electric radiator, two ceiling light points, feature alcove with LED down lighters and coving to ceiling



### **Superb Re-Fitted Breakfast Kitchen**

15' 0" x 11' 10" (4.57 x 3.61) Being re-fitted with a range of high gloss handle-less base, wall and drawer units incorporating pan drawers, Quartz work tops with matching up-stands and splash back, inset Neff microwave oven and combination oven and grill, integrated 70/30 fridge freezer and Neff dishwasher, ceramic induction hob set below Hotpoint combination light and extractor, Georgian double glazed windows with waterside views and open views beyond, inset LED down lighters, pendant lighting to breakfast area and hard-wiring for wall mounted television



### **Superb Master Bedroom to Front**

12' 0" x 9' 0" (3.66 x 2.74) With hard-wiring for wall mounted television, UPVC double glazed Georgian windows with courtyard views, inset LED down lighters with feature bedside light fittings, wall mounted modern electric radiator, colonial panelled doors to wardrobes with hanging rail and shelving and door leading into

### **Luxury Re-Fitted En-Suite Shower Room**

Being re-fitted with a three piece white suite comprising close coupled WC, wash hand basin and fully tiled shower enclosure with overhead monsoon soaker and additional hand fitment, tiling to full height, tiling to floor and inset down lighters



### **Bedroom Two to Front**

10' 2" x 9' 9" (3.1 x 2.97) With UPVC Georgian style double glazed window overlooking the courtyard, inset LED down lighters, wall mounted electric storage heater and double doors to built-in wardrobe





### Luxury Re-Fitted Bathroom

Being re-fitted with a three piece white suite comprising WC with enclosed cistern and wall mounted flush, wall mounted wash hand basin and tiled panelled bath with thermostatic shower over and glazed screen, shaver point, down lights and tiling to walls and floor

### Outside

The apartment benefits from a garage in a separate block close to the main entrance, secure gated allocated parking, visitor parking and communal courtyard with gardens

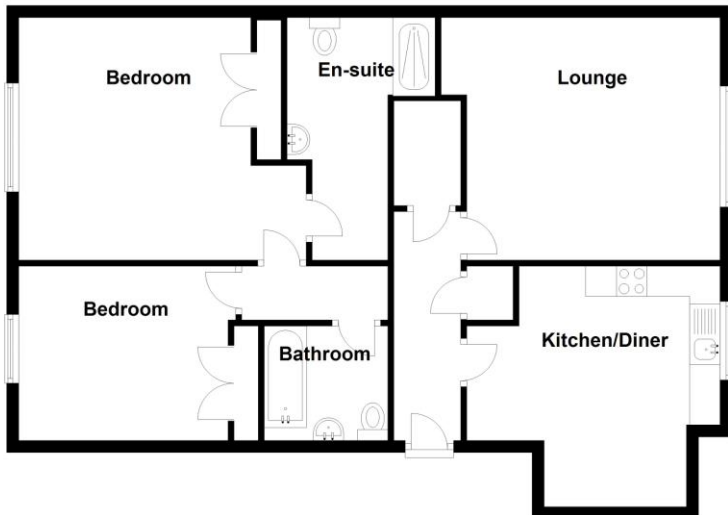
### Tenure

We are advised by the vendor that the property is leasehold with approx. 105 years remaining on the lease and a service charge of approx. £1,500 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 Nigel Hodges.



### Second Floor

Approx. 83.8 sq. metres (901.5 sq. feet)



Total area: approx. 83.8 sq. metres (901.5 sq. feet)

