



smarthomes

Sissinghurst Court, Main Street

Dickens Heath, Solihull, B90 1GE

- A Lovely Ground Floor Apartment
- Double Bedroom with Fitted Wardrobes
- Private Patio & Communal Gardens
- Two Allocated Gated Parking Spaces

£149,000

EPC Rating '82'





Property Description

Dickens Heath village offers a contemporary lifestyle 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 accessed via a secure communal entrance with access to all floors. There is a further inner lobby where you will find a private front door leading into



Private Entrance Hallway

With ceiling spot lights, storage cupboard housing a hot water tank, wall mounted electric heater, intercom phone system and doors leading off to

Lounge Area

13' 8" x 12' 10" (4.17m x 3.91m) With a wall mounted electric heater, two ceiling light points, a double glazed window and UPVC double glazed door leading to patio garden and opening to



Modern Kitchen

8' 7" x 8' 2" (2.62m x 2.49m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring electric hob with extractor fan over and oven below. Integrated washer/dryer, integrated fridge/freezer and ceiling and under counter lighting



Spacious Double Bedroom

11' 10" x 9' 3" (3.61m x 2.82m) With two UPVC double glazed windows, wall mounted electric heater, triple fitted wardrobes and a ceiling light point



Modern Family Bathroom

Being fitted with a modern white suite comprising of a panelled bath with electric shower and glass shower screen, floating wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, illuminated mirror and ceiling spot lights

Patio Garden

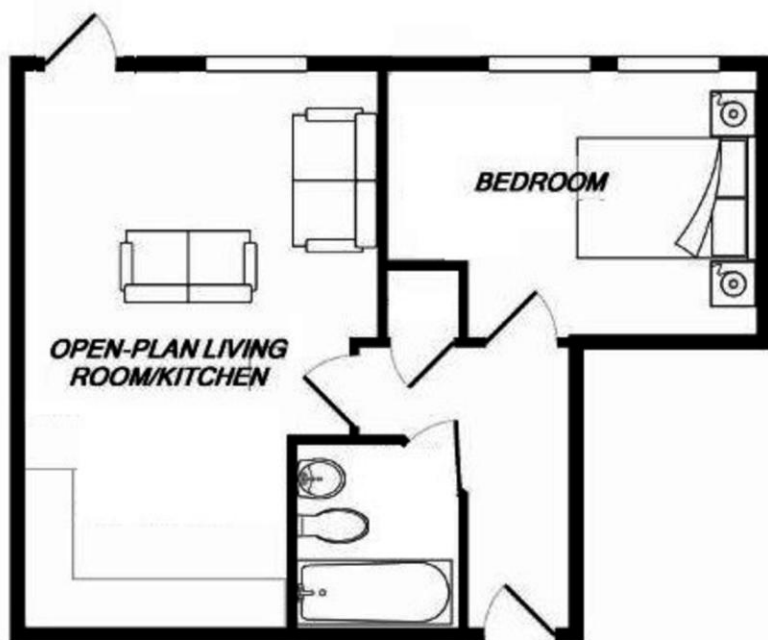
With retaining wrought iron railing and a gate leading to communal gardens

Parking

The property benefits from two secure allocated underground parking spaces

Tenure

We are advised by the vendor that the property is leasehold with approx. 147 years remaining on the lease, a service charge of approx. £1,500 per annum and a ground rent of approx. £250 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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. 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/tenants are advised to recheck the measurements