



smarthomes

## Earlswood House

Rumbush Lane, Dickens Heath, B90 1SP

- A Larger Style Two Double Bedroom Top Floor Apartment
- Spacious Dual Aspect Lounge Diner & Good Size Breakfast Kitchen
- Four Piece En-Suite Bathroom & Guest Bathroom
- Share Of Freehold & Gated Allocated Parking

**£242,500**

EPC Rating '66'





## 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 apartment benefits from a share of the freehold, two parking spaces and would attract a rental yield in the region of £1,300 pcm.





The property is entered via communal entrance with secure intercom entry system leading through to communal hallway with staircase leading to this top floor apartment

### **Welcoming Entrance Hall**

With ceiling light point, coving to ceiling, radiator, loft hatch, built-in storage cupboard, laminate flooring and doors radiating off to



### **Spacious Dual Aspect Lounge Diner**

19' 11" x 18' 6" (6.07m x 5.64m) With two ceiling light points, coving to ceiling, three radiators, four double glazed windows to side and rear elevations and laminate flooring

### **Breakfast Kitchen**

14' 9" x 10' 0" (4.5m x 3.05m) Being fitted with a range of wall, drawer and base units incorporating display shelving, roll top work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, integrated fridge freezer and washer dryer, under-cupboard lighting, ceiling light point, radiator and double glazed window



### **Dual Aspect Master Bedroom**

20' 7" x 15' 5" max (6.27m x 4.7m) With ceiling light point, two radiators, two double glazed windows, laminate flooring and door leading into



### **Four Piece En-Suite Bathroom**

8' 10" x 8' 5" (2.69m x 2.57m) Being fitted with a four piece white suite comprising low level WC, pedestal wash hand basin, shower cubicle and tiled panelled bath, tiling to water prone areas, tiled flooring, ceiling light point and radiator



## Bedroom Two

16' 11" x 11' 5" (5.16m x 3.48m) With ceiling light point, radiator, double glazed window to side and laminate flooring

## Bathroom

Being fitted with a three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and glazed screen, tiling to water prone areas, tiled flooring, ceiling light point, ladder style heated towel rail, obscure double glazed window and extractor fan

## Outside

The apartment benefits from two gated and covered allocated parking spaces.

## Tenure

We are advised by the vendor that the property has a share of the freehold with 6 of the other apartments, there is no ground rent and the service charge is approx. £1,418 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.

