



smarthomes

Paget House, Rumbush Lane

Dickens Heath, B90 1SP

- A Beautifully Presented Second Floor Apartment
- Two Double Bedrooms
- Master En Suite Shower Room
- Modern Kitchen

£200,000

EPC Rating 73

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 accessed via a secure intercom entrance into a communal hallway with stairs rising to the second floor landing with door leading into



L Shaped Entrance Hall

With access to loft space, built in airing cupboard with hot water tank, wall mounted radiator, ceiling light point, laminate flooring and doors radiating off to

Lounge/Diner to Rear

19' 3" x 10' 7" (5.87m x 3.23m) With two feature Georgian style dormer windows to rear elevation, two wall mounted radiators with thermostatic radiator valves, two ceiling light points, laminate flooring and opening to



Modern Kitchen

10' 1" x 6' 2" (3.07m x 1.88m) Fitted with a range of wall and base units with a work surface over incorporating a stainless steel style single drainer sink unit with mixer tap over, further incorporating a four ring gas hob with electric oven beneath and extractor hood over. Space and plumbing for washing machine and slimline dishwasher, tiling to splash prone areas and ceiling light point



Master Bedroom to Front

11' 1" x 10' 11" (3.38m x 3.33m) With Georgian style dormer double glazed window to front elevation, wall mounted radiator, double fitted wardrobe and door leading into



En Suite Shower Room

Fitted with a white suite comprising a low level W.C, pedestal wash hand basin and shower enclosure with chrome effect shower and bi-fold shower door. Tiling to splash prone areas, laminate flooring, ceiling light point and radiator

Bedroom Two to Front

12' 0" x 8' 3" (3.66m x 2.51m) With Georgian style dormer double glazed window to front elevation, wall mounted radiator and ceiling light point

Re-Fitted Family Bathroom

Being re-fitted with a modern white suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and ceiling light point

Garage

With an up and over garage door with additional allocated parking space

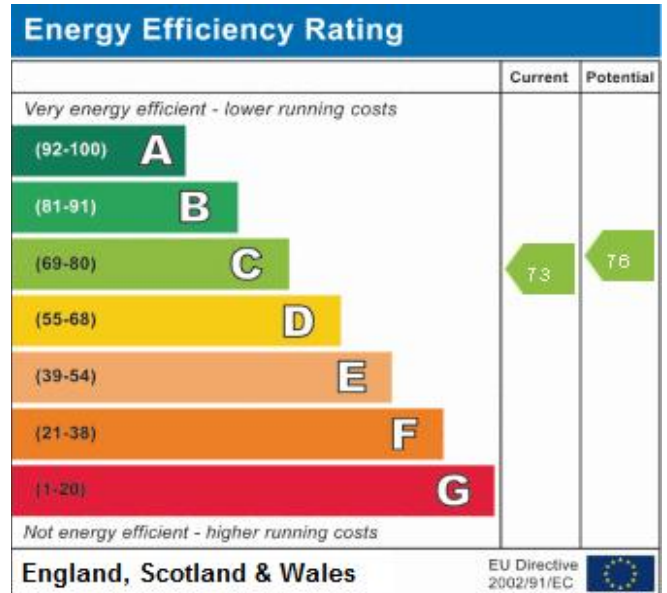
Tenure

We are advised by the vendor that the property is leasehold with approx. 166 years remaining on the lease, a service charge of approx. £2,170 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 - C

Second Floor
Approx. 64.4 sq. metres (693.6 sq. feet)



Total area: approx. 64.4 sq. metres (693.6 sq. feet)



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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.