



Dickens Heath Road Dickens Heath, Solihull, B90 1UF

Offers Over £225,000

Current Council Tax Band - C

EPC Rating - 66

smarthomes

- A Very Well Presented Coach House Style Apartment
- Two Good Size Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Modern En-Suite Shower Room



Dickens Heath Road, Dickens Heath, Solihull, B90 1UF





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 approached via a small patio area with an adjacent allocated parking space and stairs rising to a part glazed front door leading into









Entrance Hallway

With ceiling light point, two double glazed windows, storage cupboard and door leading off to

Open Plan Lounge/Kitchen/Diner

17' 8" max x 16' 3" max (5.38m max x 4.95m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Integrated fridge/freezer, washer/dryer and dishwasher, breakfast bar, tiling to splash back areas, wood effect flooring, wall mounted electric heater, ceiling spot lights, dual aspect UPVC double glazed windows and UPVC double glazed French doors with Juliet balcony

Bedroom One

12' 8" max x 9' 7" max (3.86m max x 2.92m max) With a UPVC double glazed window, wall mounted electric heater, fitted double wardrobe, ceiling light point and door to

Modern En-Suite Shower Room

Being fitted with a modern white suite comprising of a large shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, wood effect flooring and ceiling light point

Bedroom Two

10' 8" max x 8' 1" max (3.25m max x2.46m max) With a UPVC doubleglazed window, wall mounted electricheater and ceiling light point







Modern Family Bathroom

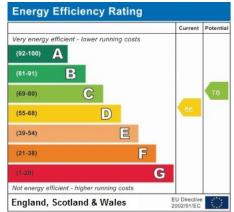
Being fitted with a modern white suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, heated towel rail, wood effect flooring and ceiling light point

Double Garage

18' 6" x 17' 10" (5.64m x 5.44m) With an up and over door for vehicular access, ceiling light point and power points

Tenure

We are advised by the vendor that the property is leasehold with approx. 106 years remaining on the lease, a service charge of approx. £1,200 per annum and a ground rent of approx. £530 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. Current council tax band - C



316 Stratford Road Shirley Solihull West Midlands B90 3DN

www.smart-homes.co.uk shirley@smart-homes.co.uk 0121 744 4144 Agents Note: Whilst every care has been taken to prepare these particulars, they are for juidance purposes only. We believe all information to be correct from the day of marketing nowever, we advise and recommend that your conveyancer and or surveyor verifies all nformation supplied. All measurements are approximate 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.