



smarthomes

Dickens Heath Road

Dickens Heath, Solihull, B90 1UF

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

Offers Over £225,000

EPC Rating - 66

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 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 x 2.46m max) With a UPVC double glazed window, wall mounted electric heater 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(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. 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 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.