



smarthomes

## Ascote Lane

Dickens Heath, Solihull

- An Extremely Well Presented Second Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room
- Two Secure Allocated Parking Spaces

**£185,000**

Current EPC Rating - D  
Current Council Tax Band - C





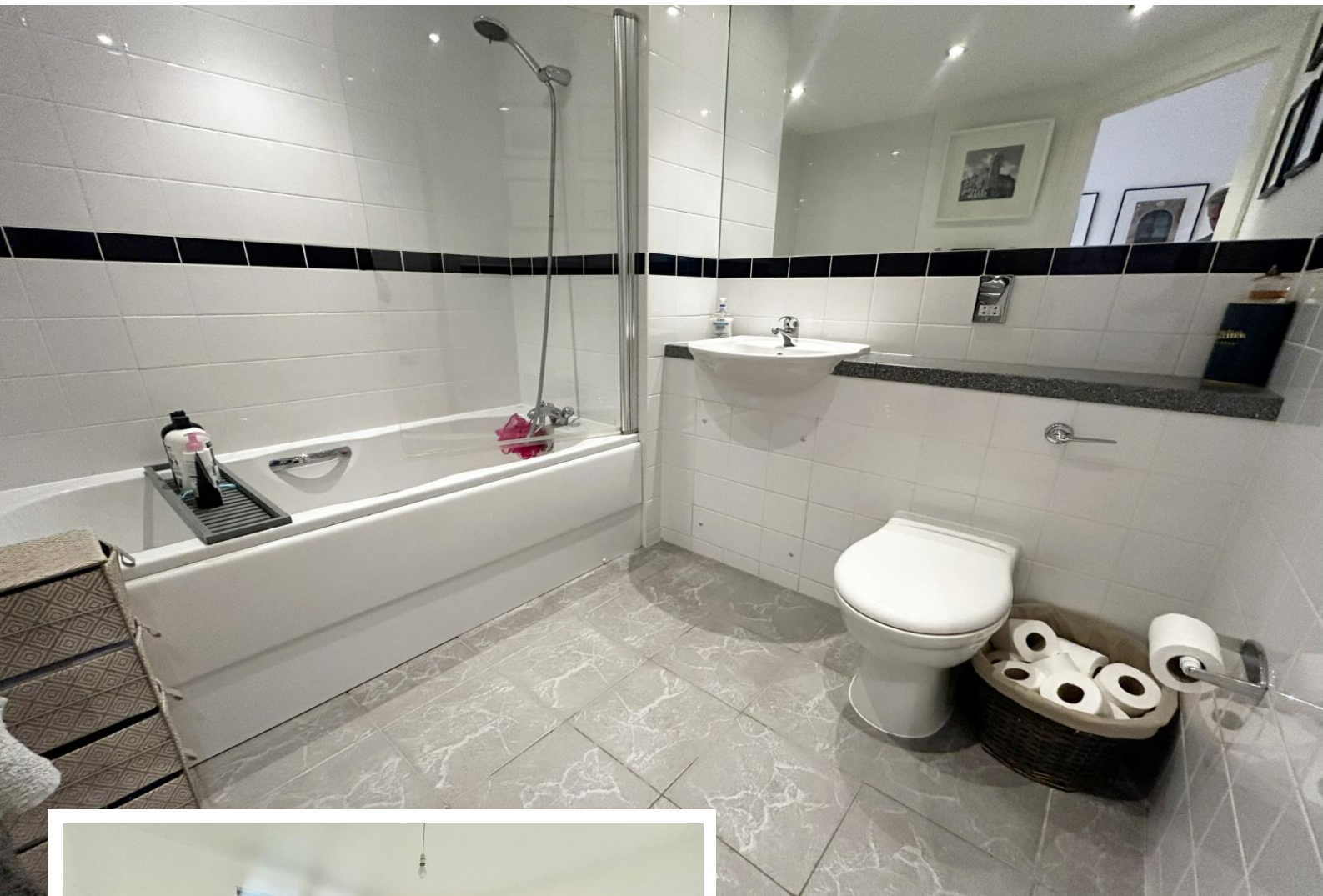


## Property Description

An extremely well presented purpose built second floor apartment benefiting from two double bedrooms, en suite, modern bathroom, superb open plan kitchen lounge/diner with Juliet balcony and two allocated parking spaces

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.



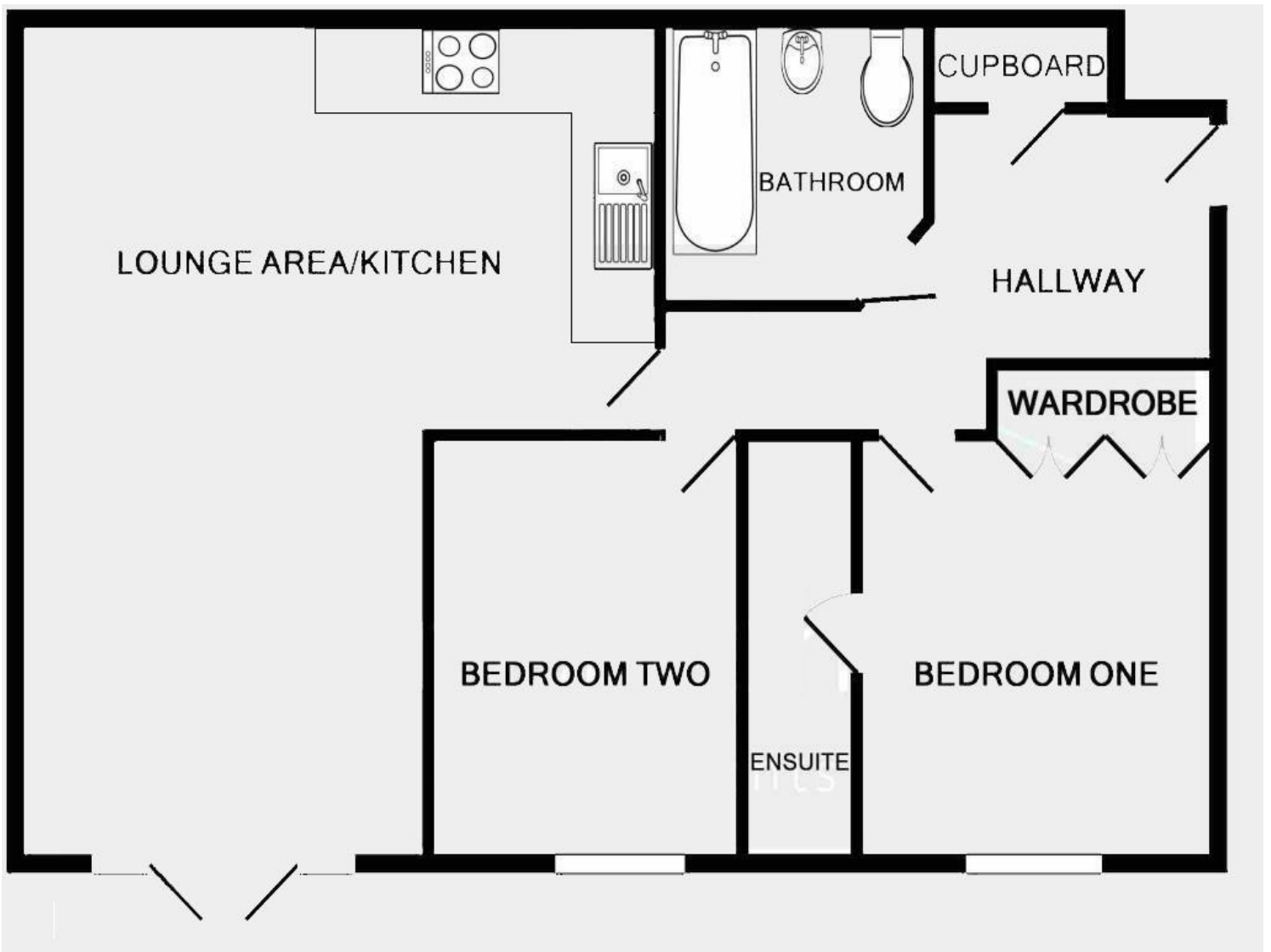


## Rooms & Measurements

**Open Plan 'L' Shaped Lounge Kitchen/Diner -**  
5.49m x 3.33m (18'0" (max) x 10'11") x 20' 9"(max)  
**Bedroom One -** 3.02m x 3.68m (9'11" x 12'1")  
**Bedroom Two -** 2.92m x 3.23m (9'7" x 10'7")  
**Family Bathroom**

### 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. £1,651.20 per annum and a ground rent of approx. £200 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



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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.