



smarthomes

Ledwell

Dickens Heath, Solihull, B90 1SL

- A Very Well Presented Second Floor Apartment
- Two Good Size Bedrooms
- Re-Fitted Bathroom
- Allocated Parking Space

Offers Over £160,000

EPC Rating - 77

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 paved footpath extending to a secure communal entrance door leading into a communal hallway. Stairs rise to all floors and on the second floor a private front door leads into



Entrance Hallway

With tiled flooring, access to loft space, ceiling light point, radiator and doors leading off to

Dual Aspect Lounge/Diner

15' 5" x 12' 9" (4.7m x 3.89m) With three double glazed windows to two elevations, wall mounted radiator, ceiling light point, storage cupboard and door to



Fitted Kitchen

9' 6" x 6' 2" (2.9m x 1.88m) 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 gas hob with extractor hood over and oven below. Wall mounted gas central heating boiler, space and plumbing for washing machine, tiling to splash back areas, radiator, ceiling light point and a double glazed window



Dual Aspect Master Bedroom

11' 1" x 8' 10" (3.38m x 2.69m) With double glazed windows to side and rear elevations, fitted wardrobes, radiator and ceiling light point



Bedroom Two to Rear

8' 10" x 6' 2" (2.69m x 1.88m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom

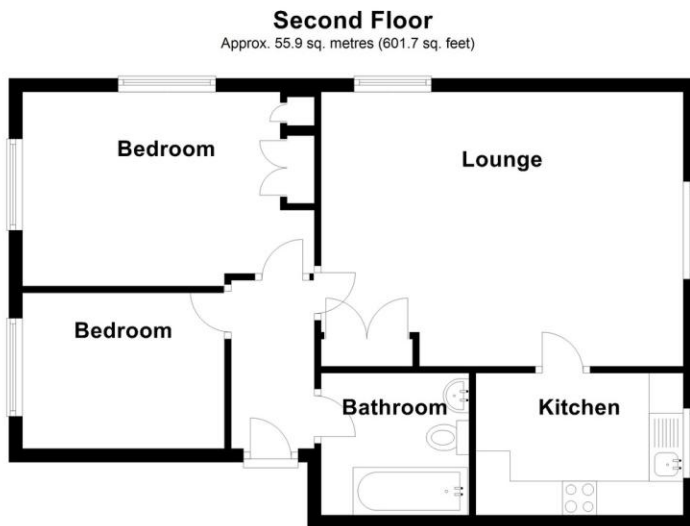
6' 2" x 5' 10" (1.88m x 1.78m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor and ceiling spot lights

External

The property benefits from one allocated parking space

Tenure

We are advised by the vendor that the property is leasehold with approx. 974 years remaining on the lease and a combined service charge and ground rent of approx. £1,200 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



Total area: approx. 55.9 sq. metres (601.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(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 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.