



smarthomes

## Sissinghurst Court, Main Street

Dickens Heath, Solihull, B90 1GE

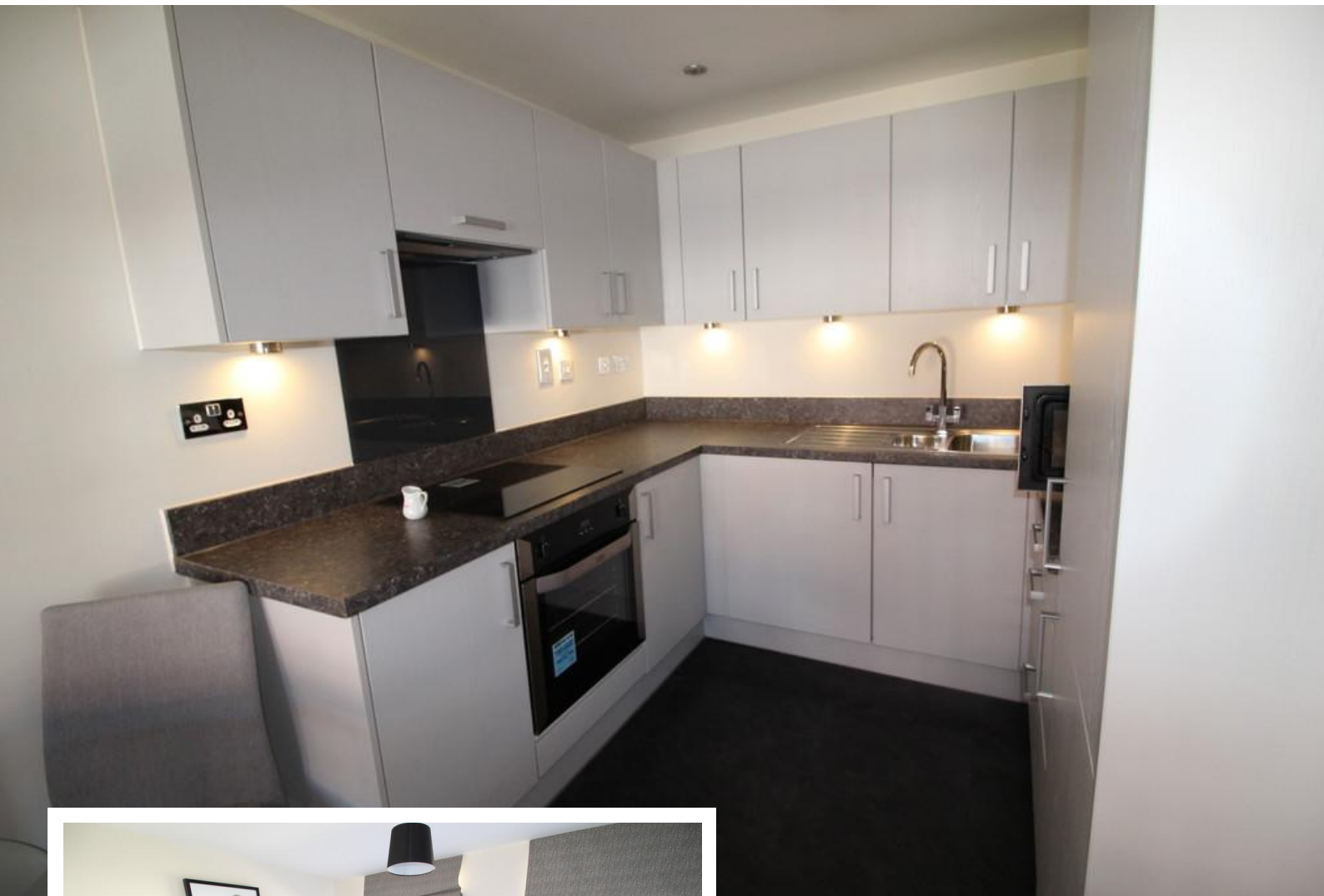
- A Modern Well Presented Apartment
- Open Plan Lounge/Dining Room & Kitchen
- Bedroom With Fitted Wardrobes
- Secure Gated Parking Space

**Offers Over £157,000**

EPC Rating - 84

Current Council Tax Band - B





## 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 communal entrance with access to all floors. On the first floor you will find a private front door leading into



### **Private Entrance Hallway**

With ceiling spot lights, storage cupboard housing a hot water tank, wall mounted electric heater, intercom phone system and doors leading off to

### **Open Plan Lounge/Kitchen/Diner**

#### **Lounge/Diner Area**

13' 8" x 12' 10" (4.17m x 3.91m) With a wall mounted electric heater, ceiling light point, two double glazed windows and opening to

#### **Modern Kitchen**

8' 7" x 8' 2" (2.62m x 2.49m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor fan over and oven below. Integrated washer/dryer, integrated fridge/freezer, ceiling spot lights and under counter lighting



#### **Spacious Double Bedroom**

11' 10" x 9' 3" (3.61m x 2.82m) With two UPVC double glazed windows, wall mounted electric heater, triple fitted wardrobes and a ceiling light point



## Modern Bathroom

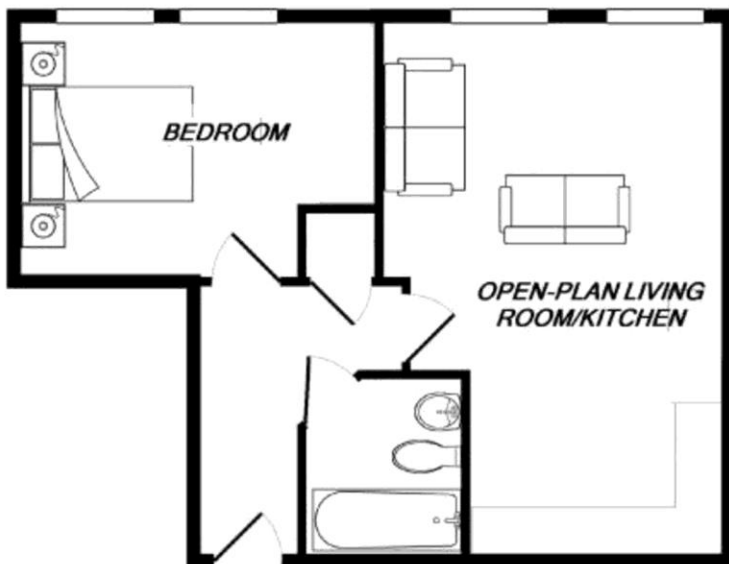
Being fitted with a modern white suite comprising of a panelled bath with electric shower and glass shower screen, floating wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, illuminated mirror and ceiling spot lights

## External

The property benefits from access to well maintained communal gardens and secure allocated parking

## Tenure

We are advised by the vendor that the property is leasehold with approx. 142 years remaining on the lease, a service charge of approx. £1,890 per annum and a ground rent of approx. £250 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 - B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
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.