



smarthomes

Market Court

Old Dickens Heath Road, Dickens Heath, B90 1GL

- An Immaculately Presented One Bedroom Ground Floor Apartment
- Open plan Lounge Diner & Kitchen
- Shower Room & Utility Room
- One Allocated Gated Parking Space
- No Upward Chain

£165,000

EPC Rating - 83

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 set back from the road behind electric gated allocated parking with tarmac pathways and mature borders extending to secure communal entrance to side with video intercom and double glazed door leading through to communal hallway

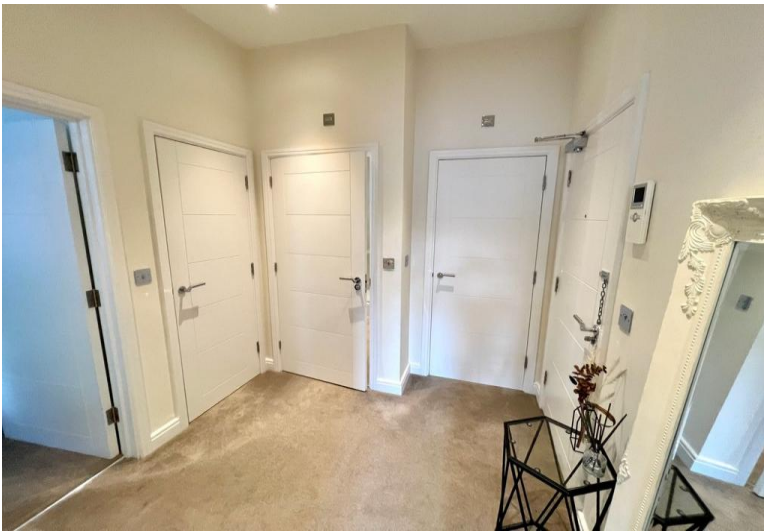
Private Entrance Hall

With radiator, ceiling spot lights, video entry phone and doors leading off to



Open Plan Lounge Diner & Kitchen

27' 2" x 11' 1" (8.3m x 3.4m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with glazed splashback and extractor over, inset electric oven and eye-level microwave oven, integrated dishwasher and fridge freezer, under-cupboard lighting, radiator, spot lights to ceiling, extractor, non-slip flooring, double glazed window to side and being open plan to the lounge dining area with double glazed windows to front and side elevations, ceiling light points and further radiator



Bedroom to Front

12' 1" x 8' 10" (3.7m x 2.7m) With double glazed window to front, radiator, ceiling light point and built-in wardrobes with sliding doors





Shower Room

7' 6" x 5' 2" (2.3m x 1.6m) Being fitted with a three piece white suite comprising of; over-sized walk-in shower with thermostatic shower, low flush WC and wall mounted wash hand basin with complementary tiling to water prone areas and floor, LED mirror, shaver socket, extractor, ladder style radiator and spot lights to ceiling



Utility Room

Having fitted storage, marble effect work top with matching upstand, extractor, integrated washing machine and ceiling light point

Tenure

We are advised by the vendor that the property is leasehold with approx. 143 years remaining on the lease, a service charge of approx. £150 per annum and a ground rent of approx. £1,872 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(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.