



smarthomes

Rose Court, Rumbush Lane

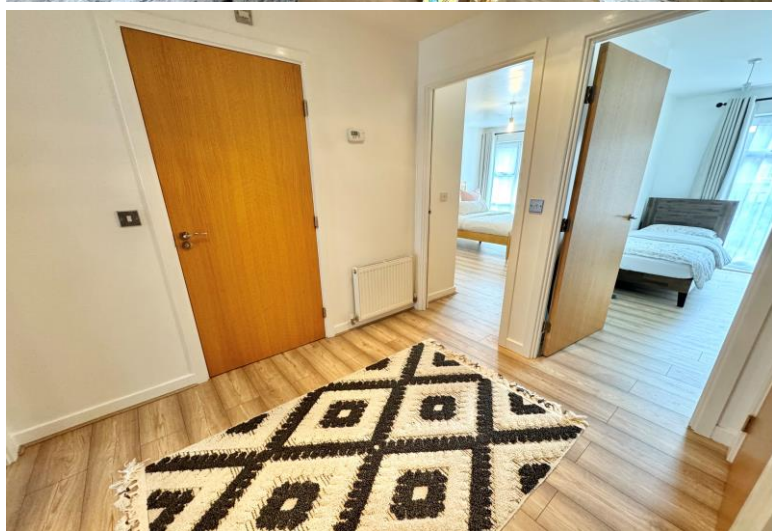
Dickens Heath, Solihull

- A Beautifully Presented Two Bedroom Apartment
- Open Plan Lounge/Kitchen/Diner
- En-Suite Shower Room
- Secure Allocated Parking Space

£190,000

Current EPC Rating - B
Current Council Tax Band - C

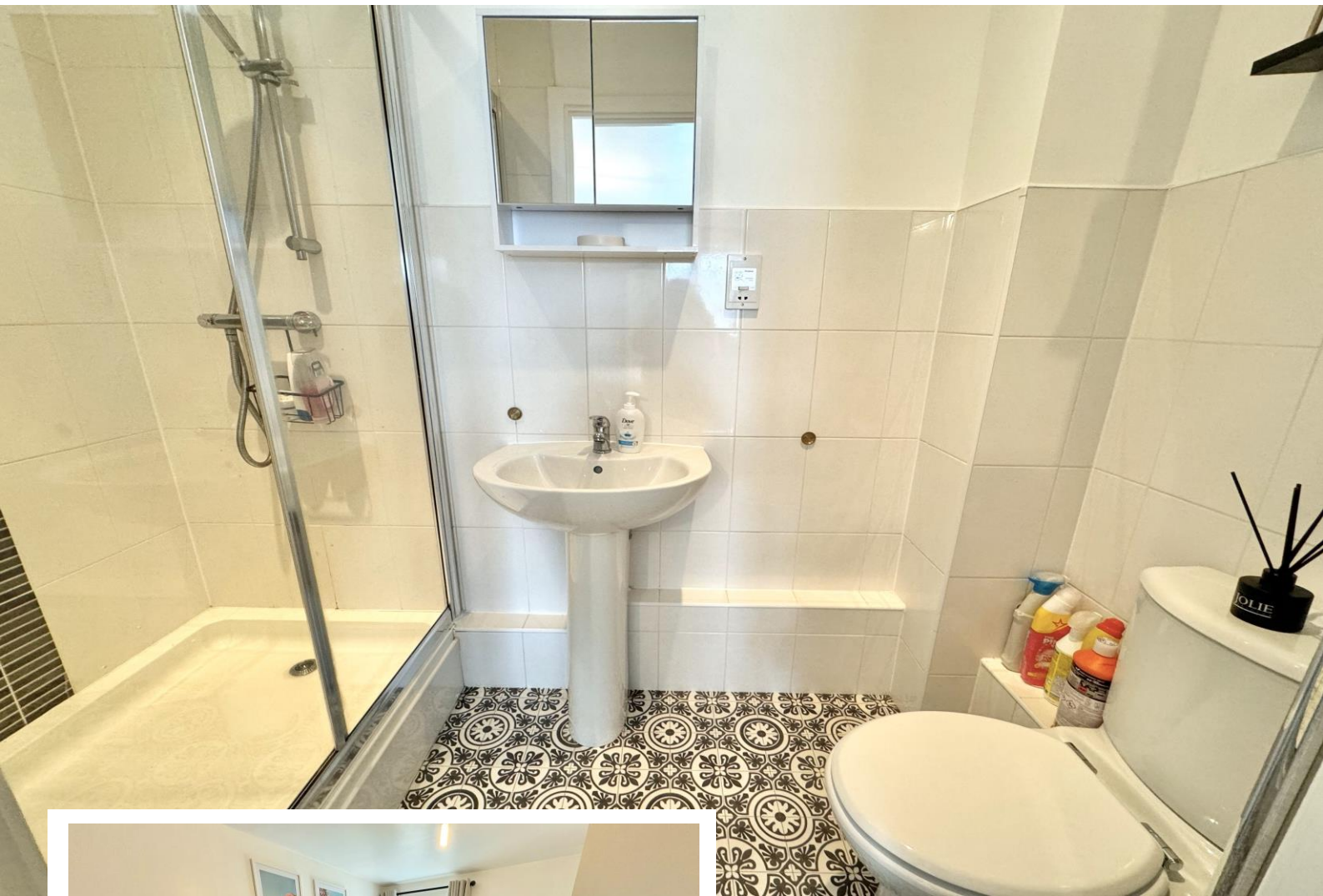




Property Description

Situated in the popular Garden Square development this modern first floor apartment benefits from gated underground parking, an open plan lounge/kitchen/diner, two bedrooms, en-suite shower room, bathroom and attractive communal gardens

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 Lounge Diner & Kitchen to Rear 5.97m x 4.37m (19'7" x 14'4")

Bedroom One to Front 3.76m x 3.15m (12'4" x 10'4")

En-Suite Shower Room 2.36m x 1.22m (7'9" x 4'0")

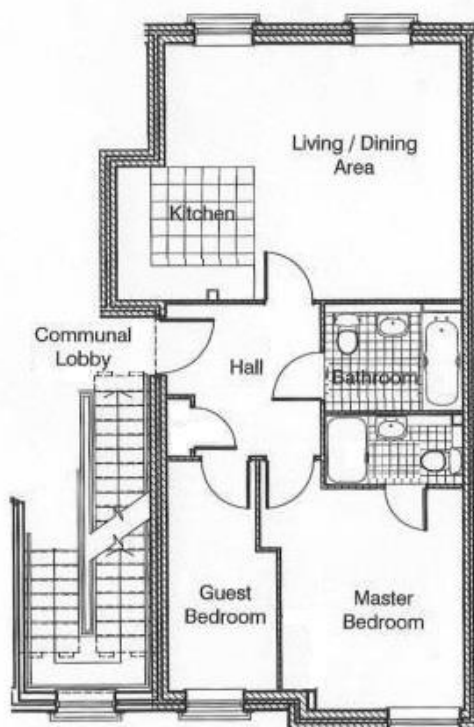
Bedroom Two to Front 3.99m x 1.88m (13'1" x 6'2")

Bathroom 2.39m x 1.68m (7'10" x 5'6")

Tenure

We are advised by the vendor that the property is leasehold with approx. 977 years remaining on the lease and a combined service charge and ground rent of approx. £2,400 per annum. 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 and 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.