



smarthomes

Heligan House, Main Street

Dickens Heath, Solihull

- An Immaculately Presented One Bedroom Apartment
- Spacious Open Plan Lounge/Kitchen/Diner
- Private Courtyard Garden
- En-Suite Shower Room and Secure Allocated Parking

£175,000

Current EPC Rating - B
Current Council Tax Band - B





Property Description

An immaculately presented ground floor apartment benefiting from a private courtyard garden. Offering accommodation comprising a spacious open plan lounge/kitchen/diner, double bedroom with fitted wardrobes, en-suite shower room, guest W.C, secure underground allocated parking space and access to well maintained 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

Private Courtyard Garden

Spacious Open Plan Lounge/Kitchen/Diner 5.61m x 5.49m (18'5" x 18'0")

Double Bedroom 3.84m x 3.18m (12'7" x 10'5")

En-Suite Shower Room

Guest W.C

Tenure

We are advised by the vendor that the property is leasehold with approx. 140 years remaining on the lease, a service charge of approx. £1,700 per annum and a ground rent of approx. £250 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 – B



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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.