

# Horton & Senate



178 Dickens Heath Road, Dickens Heath, Shirley, B90 1UF

£170,000

- Ground Floor Apartment
- Two Double Bedrooms
- Two Secure Allocated Parking Spaces
- INVESTMENT OPPURTUNITY
- Recently Refurbished With Brand New Kitchen Appliances
- En Suite To Master
- NO CHAIN

# 178 Dickens Heath Road, Shirley B90 1UF

Situated on the ground floor, this apartment offers a convenient and accessible living space. With one reception room, you'll have plenty of space to relax and entertain guests. The property comes with the added bonus of two allocated parking spaces, ensuring you never have to worry about parking again.

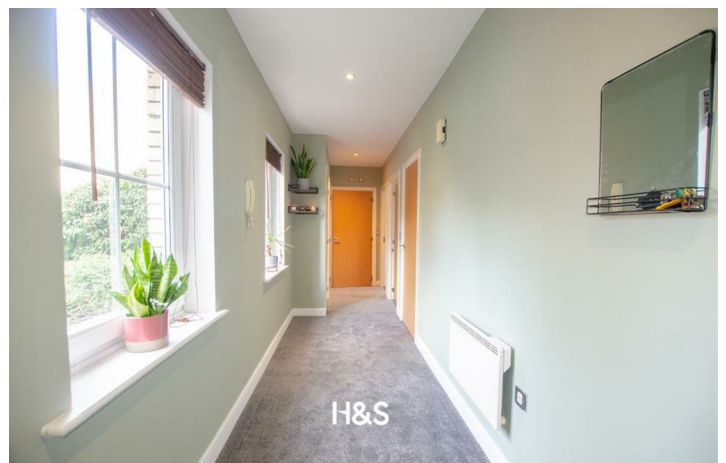
Whether you're looking to step onto the property ladder or expand your investment portfolio, this apartment is a fantastic choice. Don't miss out on the chance to own this lovely property with no chain attached. Contact us today to arrange a viewing and make this apartment your new home!

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Council Tax Band:



## SUMMARY

**NO CHAIN** A brilliant ground floor two bedroom apartment situated in the heart of Dickens Heath Village. The apartment comprises of secured gated vehicle entry (currently unallocated), secure door entry system, two double bedrooms, master en-suite, well appointed lounge/diner, integrated appliances.

## ACCESS

Pedestrian entrance via the Dickens Heath Road or vehicular access via secure gated entry at the side of the development leading to allocated parking spaces;

## COMMUNAL ENTRANCE

Door into ground floor with post boxes, front access to Dicken Heath Road and front door,

## ENTRANCE HALL

This large hallway boasts large amounts of natural light, doors to accommodation and storage cupboard;

## MASTER BEDROOM

Double glazed window to the front elevation, wall mounted central radiator, and door into en-suite;

## EN-SUITE SHOWER ROOM

Well appointed shower room, the suite comprises of a close coupled w.c., pedestal sink with mixer tap, walk in shower cubicle and heated towel rail.

## BEDROOM TWO

Double glazed window to the front elevation, wall mounted central radiator.

## LOUNGE/DINER

Large lounge/diner, currently split with a range of furniture acting as the lounge space leading to further dining area and open plan kitchen with built in appliances, Double glazed windows to the front and rear elevations.

## BATHROOM

Bathroom comprising of; panel bath, close coupled w.c., pedestal sink and obscure glazed window to the rear elevation.

## AUCTION TERMS

Terms:

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

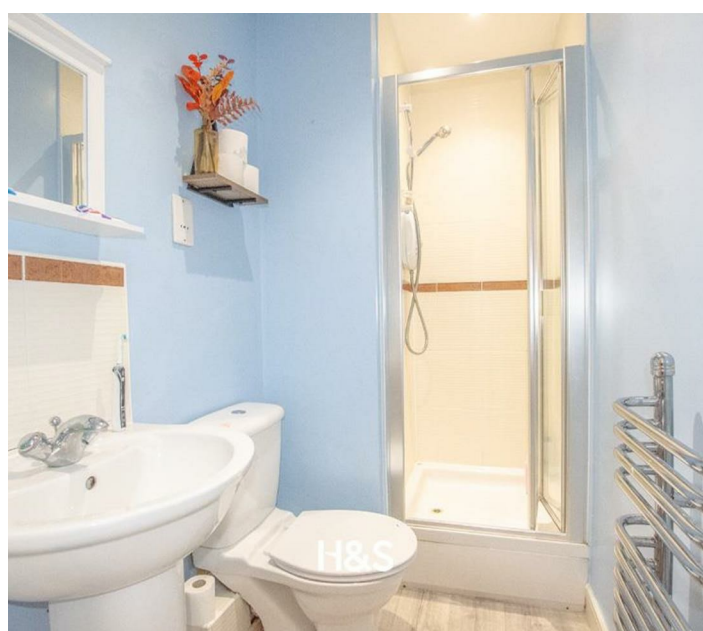
For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

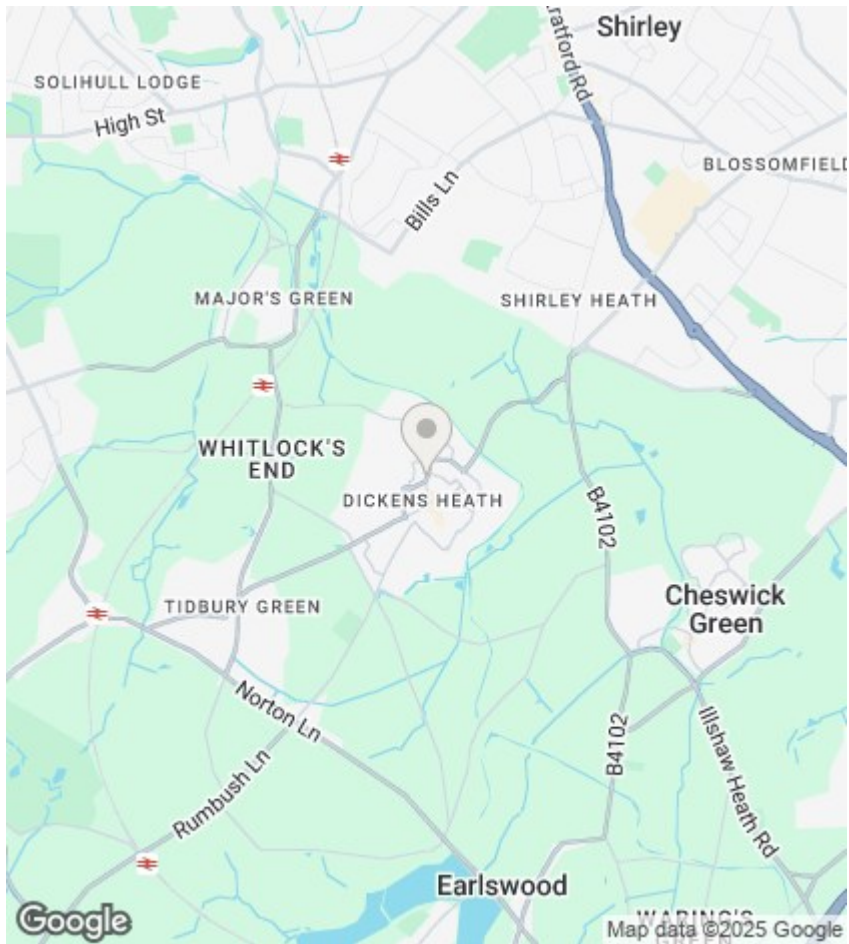
Guide Price & Reserve Price:



Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.








## Directions

## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Ground Floor

