



Leasowes Court 59 Old Dickens Heath Road, Dickens Heath, Solihull, B90 1SR

£145,000

**Hawkins & Patterson**  
ESTATE AGENTS



Solihull 0121 705 1515  
Henley-in-Arden 01564 795 757



sales@hawkinspatterson.com  
www.hawkinspatterson.com



110 High Street, Henley-in-Arden,  
Warwickshire, B95 5BS

## Leasowes Court 59 Old Dickens Heath Road, Dickens Heath, Solihull, B90 1SR

Ideal Investment property with tenant in situ. A modern ground floor studio apartment with mezzanine double bedroom, located in the heart of Dickens Heath village. Open plan living room and fitted kitchen, shower room and communal parking.

Dickens Heath benefits from the retail outlets located on the Main Street including Mortons Bar and Deli, Tesco Express, Costa coffee, pharmacy among other retailers. There are several excellent restaurants/ takeaways to choose from including Gastro, Chinese and Indian. The medical centre, dentist, village hall, library and very popular Community Primary School all combine to ensure Dickens Heath Village offers a comprehensive range of services to the local residents.

Access is gained via the rear of the building behind Mortons, having a private entrance door leading into the apartment. With a second internal glazed door to;

### **OPEN PLAN LIVING ROOM**

Stairs off to the bedroom, two understairs storage cupboards, wood effect flooring, electric, double glazed window to front.

### **KITCHEN AREA**

White gloss fronted, base, wall and drawer units, granite effect worktops, sink drainer unit, built in electric oven, four ring hob, microwave, integrated washing machine, fridge and freezer. Tiled splashbacks, LED downlights, wood effect flooring and door to;

### **SHOWER ROOM**

LED downlights, wood effect flooring, White suite of WC, wash basin, corner cubicle with electric shower, chromed heated towel rail, shaver point and extractor fan.





## MEZZANINE BEDROOM

Stairs leading from the living room, balustrade, fitted wardrobes with sliding mirror fronted doors, electric heater and LED downlights.

## TENURE

The property is leasehold with 140 yrs remaining on the lease.

Service Charge £794.36 per annum paid half yearly

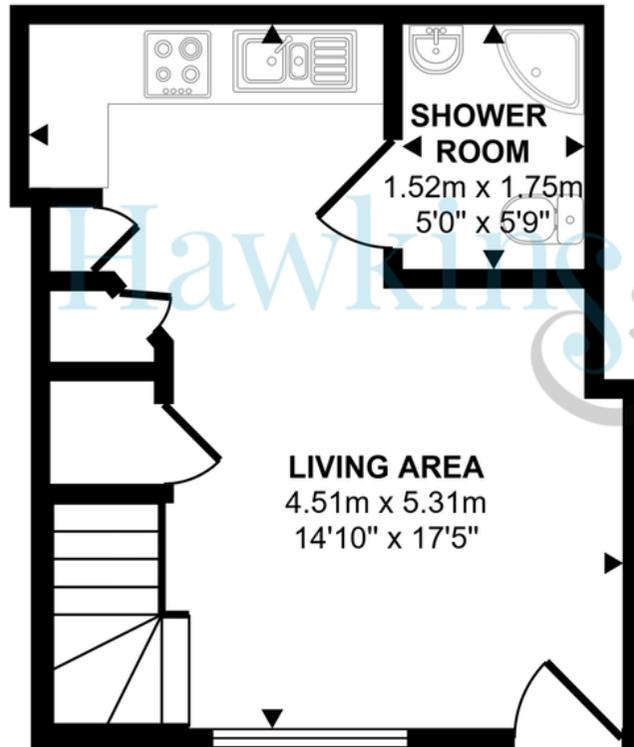
Ground Rent £0

There is a communal park car at the rear of the property with ample parking spaces.

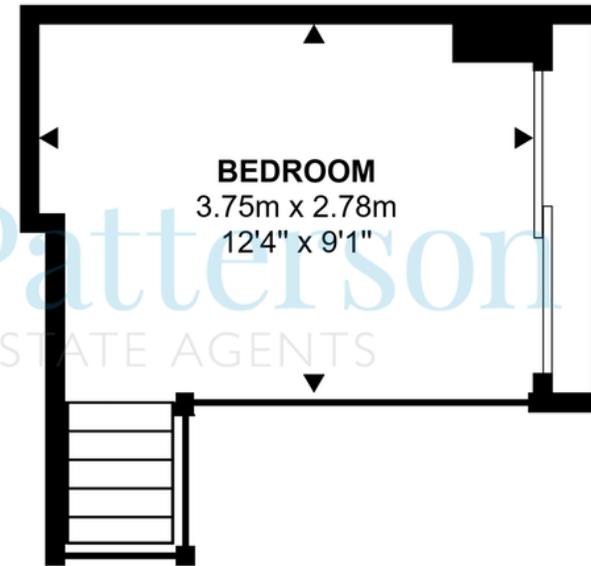




Approx Gross Internal Area  
35 sq m / 377 sq ft



**Ground Floor**  
Approx 23 sq m / 244 sq ft



**First Floor**  
Approx 12 sq m / 133 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.