



**44 Main Street,  
Dickens Heath, Shirley, Solihull, B90 1UA**

**Offers In The Region Of £170,000**



*Located on the first floor, this light and spacious apartment briefly comprises; two generously-sized bedrooms, modern fitted bathroom and open-plan lounge/kitchen area. The property also benefits from lift access and includes off-road parking for one vehicle, making it an ideal choice for first-time buyers, buy-to-let investors or working professionals seeking a convenient and low-maintenance home.*

*This property is within close proximity of range of amenities including shops, schools (both junior and infant) and medical centre. Dickens Heath is located approximately 2 miles from Shirley town centre and 4 miles from Solihull town centre, with the latter providing a larger selection of shops, bars, restaurants and other amenities to include; the renowned “Touchwood” shopping centre and “Tudor Grange” leisure centre with swimming pool, park and athletics track. There are regular train services to Birmingham City Centre and London Marylebone. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 20-minute drive, while the nearby M42 provides fast links to the M5, M6 and M40 motorways.*

From the parking area, there is a communal front door (with intercom system), which gives access to the communal hallway with a lift and staircase that rises to the second floor. This property is located on the first floor and a solid timber door opens into:

**L-Shaped Entrance Hall**

10'9" (max) x 9'10" (max) (3.30m (max) x 3.00m (max))

Telephone intercom system and wall-mounted electric heater. Door into:

**Open Plan Lounge/Kitchen**

**• Lounge Area**

16'8" x 9'10" (min) (5.10m x 3.00m (min))

UPVC double glazed French doors (with matching windows above) leading to the Juliet balcony, TV aerial point, and wall-mounted electric heater.

**• Kitchen Area**

9'10" x 7'2" (3.00m x 2.20m)

Fitted kitchen with a range of wall, drawer and base units with laminate work surface over, inset stainless steel sink with chrome mixer tap over, built-in “AEG” electric oven, inset 4-ring “AEG” electric hob with “AEG” chimney-style extractor fan over, space for a fridge-freezer, space and plumbing for a washer/dryer, tiling to splashback areas, and tiled flooring.

**Bedroom One**

17'4" (max) x 9'10" (max) (5.30m (max) x 3.00m (max))

UPVC double glazed French doors (with matching windows above) leading to the Juliet balcony, built-in wardrobes with hanging and shelving, and wall-mounted electric heater.

**Bedroom Two**

12'9" x 8'10" (3.90m x 2.70m)

UPVC double glazed French doors (with matching windows above) leading to the Juliet balcony and wall-mounted electric heater.

**Bathroom**

7'10" x 6'10" (2.40m x 2.10m)

3-piece suite comprising; panelled bath with shower attachment and chrome mixer tap over, low level WC, pedestal wash hand basin with chrome mixer tap over, extractor fan, tiling to splashback areas, electric shaving point, ladder-style heated towel rail, and tiled flooring.

**Airing Cupboard**

Housing the electric water heater.

**Parking**

There is parking for one car.

**Additional Information**

Broadband and Mobile:  
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 1,800 Mbps and a predicted highest available upload speed of 1,000 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Likely' and 'Limited'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:  
Solihull Metropolitan Borough Council - Band C

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

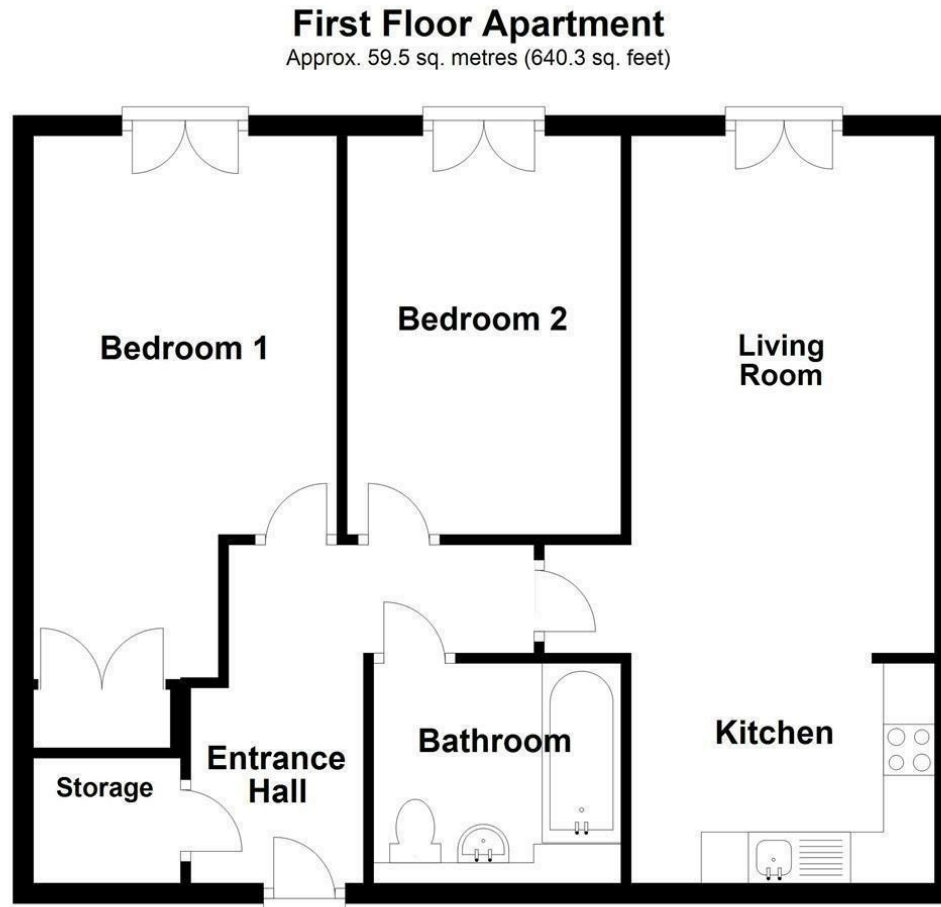
Flood Risk:  
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:  
Mains drainage, electricity and water are connected to the property. The heating is via electric heaters.

Tenure:  
The property is Leasehold, with a term of 999 years from 1st January 2003. We understand that the ground rent is £202 per annum and the service charge is £2,004 per annum, which is paid quarterly (£501 per quarter) and covers buildings insurance, cleaning of communal areas and windows, and maintenance of communal areas and lift. It should be noted that a tenant (via assured shorthold tenancy) is currently in situ, although the property can be sold with vacant possession, subject to the necessary notices being served prior to completion.

Viewing:  
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Total area: approx. 59.5 sq. metres (640.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.  
Plan produced using PlanUp.

