



Main Street, Dickens Heath

Offers Around £144,950

- FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN
- GOOD SIZED DOUBLE BEDROOM
- POPULAR LOCATION
- IDEAL FTB OR INVESTMENT
- GENEROUS LIVING AREA
- WIDE BALCONY
- BATHROOM
- NO UPWARD CHAIN
- CAR PARKING CLOSEBY

The modern village of Dickens Heath lies approximately two miles from Shirley town centre.

The former farm land has been developed over recent years by a number of house builders. Centred around a village green and shopping area offering a variety of local shops, hostelrys, offices and residential property set along a traditional style 'High Street' and nearby the impressive Waterside development provides access directly to the canal towpath walk way along the picturesque Stratford upon Avon canal.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

Situated along the Main Street through the village, this purpose built apartment can be accessed via a secure door from the main car park to the rear of Main Street. The property is situated on the first ground floor and accessed from the first floor landing from where a front door opens to the

RECEPTION HALLWAY

Having ceiling light point, laminate wooden flooring, airing cupboard housing the mega-flow hot water cylinder and doors opening to the living area, bedroom and bathroom

OPEN PLAN LIVING AREA

19'3" max x 15'2" max (5.87m max x 4.62m max)



Having double opening french style doors to the balcony, two ceiling light points, laminate wooden flooring, electric panel heater and open access to the



KITCHEN

10'2" x 7'0" (3.10m x 2.13m)



Having recessed ceiling spotlights, laminate wooden flooring and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, electric hob with extractor canopy over and electric oven below, integrated dishwasher and washer dryer and full height appliance space

DOUBLE BEDROOM
14'0" x 13'0" (4.27m x 3.96m)



Having UPVC double glazed french style doors to the balcony, ceiling light point, central heating radiator, electric panel heater, laminate wooden flooring and built in wardrobe

BATHROOM



Having recessed ceiling spotlights, heated towel rail, panelled bath with mixer shower over, pedestal wash hand basin and low level WC

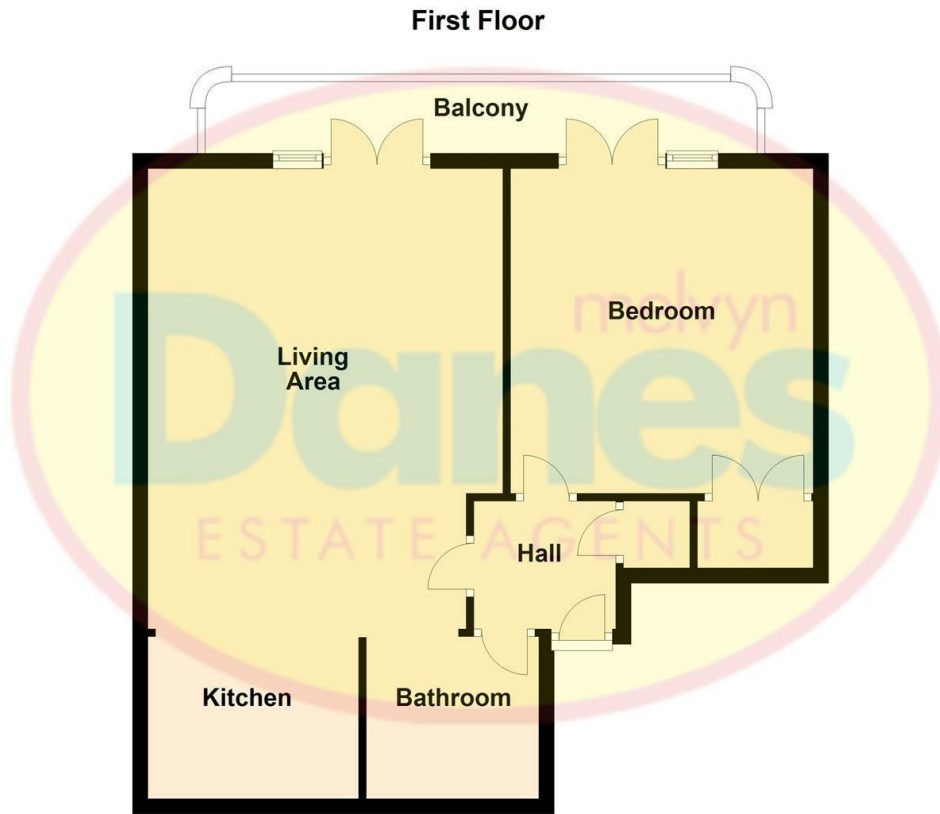
OUTSIDE

PARKING AREA

Located to the rear of the building

FLOOR PLAN

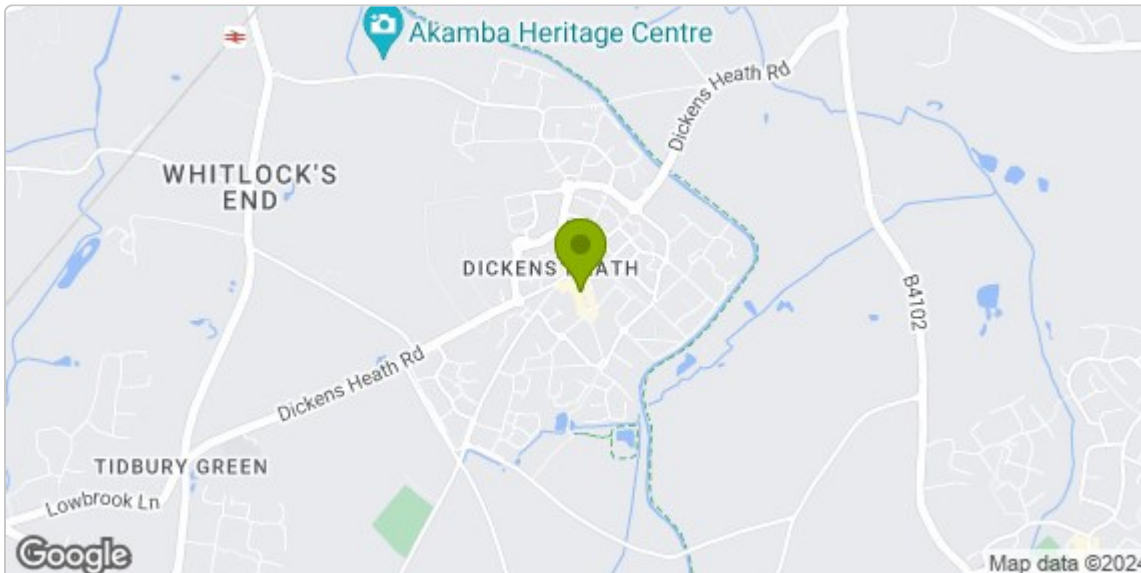
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE: We are advised that the property is Leasehold with approx 981 years remaining and a current ground rent of £202 is payable. The property is subject to an annual service charge of £1205.64 and an annual estate charge of £861.00.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
138 Park View House Main
Street Dickens Heath Shirley
B90 1UA

Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk