



Main Street, Dickens Heath

Offers Around £185,000

- NO UPWARD CHAIN
- SECURE COMMUNAL ENTRANCE
- KITCHEN/DINER/FAMILY ROOM
- FURTHER DOUBLE BEDROOM
- BATHROOM
- THIRD FLOOR DUPLEX APARTMENT
- HALLWAY
- BEDROOM WITH EN-SUITE
- LOUNGE/THIRD BEDROOM
- CONVENIENT LOCATION

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.

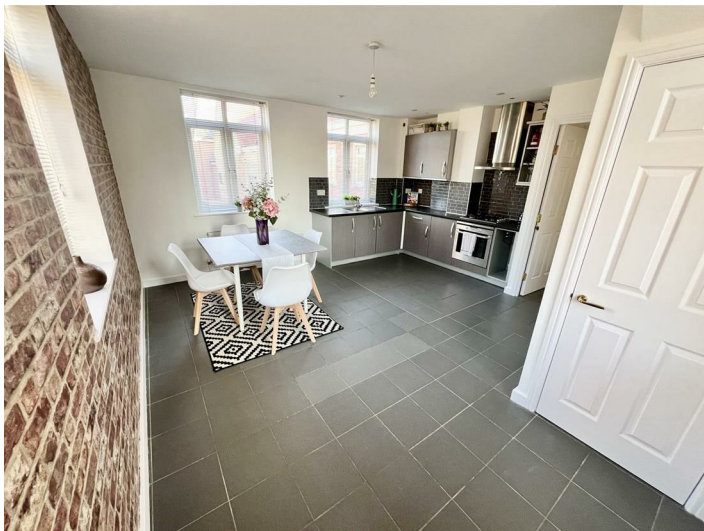
Situated along the Main Street through the village, this purpose built apartment in Grange House can be accessed via a secure door from the car park to the rear of Main Street. The property is situated on the third floor and accessed from the third floor landing from where a front door opens to the

HALLWAY

Having ceiling light points, central heating radiator, tiled floor and doors off to the two bedrooms, bathroom, storage cupboard and inner hall where there are stairs rising to the landing and doors to a further storage cupboard and the

KITCHEN/DINER

15'4" x 15'4" (4.67m x 4.67m)



A bright and airy space with four double glazed windows, a fitted kitchen with a range of wall and base units

incorporating stainless steel sink and drainer with mixer tap over, four ring gas hob with extractor over, electric oven, integrated washer dryer, cupboard housing gas central heating boiler, under stair storage cupboard, ceiling light points and central heating radiator

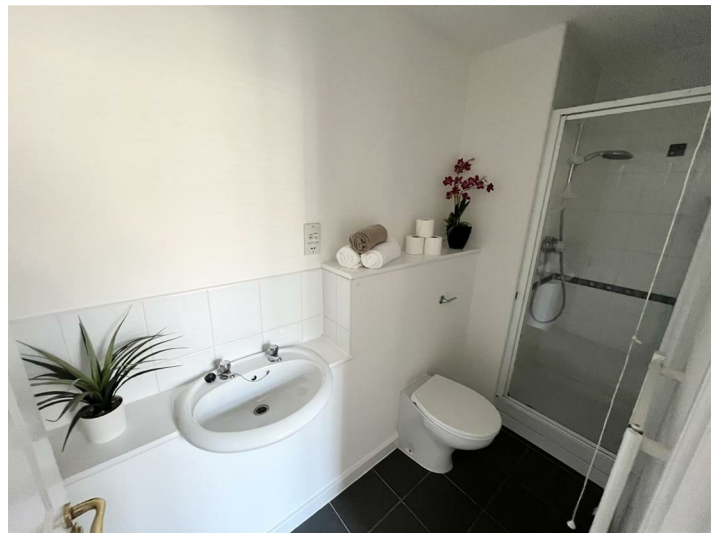
BEDROOM ONE

13'10" x 8'3" (4.22m x 2.51m)



Having double glazed window, ceiling light point, central heating radiator, built in wardrobe and door to

EN-SUITE



Having shower cubicle with thermostatic shower, wc, wash hand basin, recessed lights and heated towel rail

BEDROOM TWO

11'8" x 9'8" (3.56m x 2.95m)



Having double glazed window, ceiling light point and central heating radiator

LOUNGE/BEDROOM

15'4" x 12'1" (4.67m x 3.68m)



Having three double glazed windows, ceiling light point and central heating radiator

BATHROOM



Having panel bath, low level wc, pedestal wash hand basin, recessed lights, heated towel rail and tiling to splash prone areas

LANDING

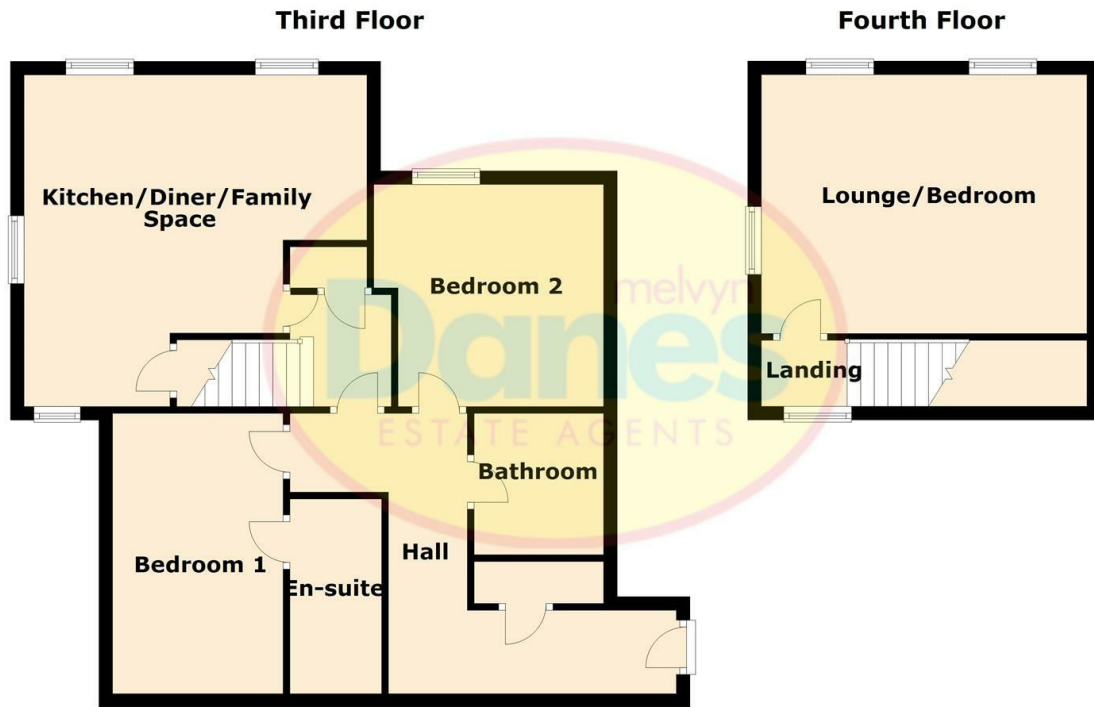
Having double glazed window, ceiling light point, central heating radiator and door to

OUTSIDE

There is a large car park to the rear of the building for the use of residents and visitors

FLOOR PLAN

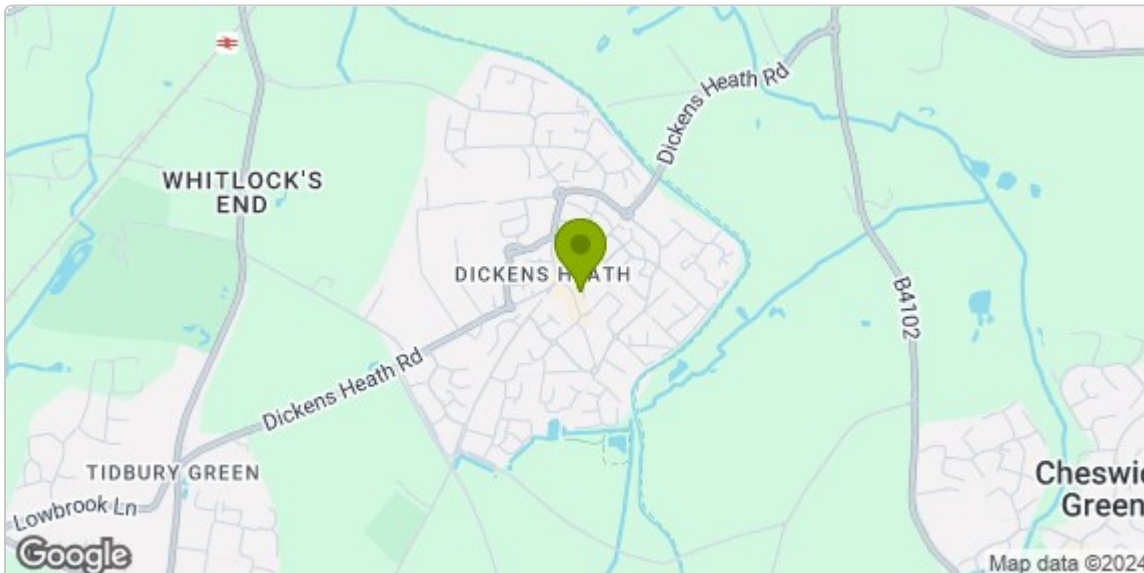
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE: We are advised that the property is Leasehold with approx 981 years remaining and a current ground rent of £202 is payable annually. The property is subject to an annual combined charge of approximately £900 per quarter.

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:
65 Grange House Main Street
Dickens Heath Solihull B90
1UB

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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