



smarthomes

## Hestercombe House, Gorcott Lane

Dickens Heath, Solihull, B90 1GG

- A Very Well Presented Top Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Two Secure Allocated Parking Spaces

**OIRO £190,000**

EPC Rating - 84

Current Council Tax Band - C







## Property Description

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters.



The property is situated in a gated development and entered via secure video intercom system through to communal hall with stairs rising to all floors. On the top floor a private front door leads into

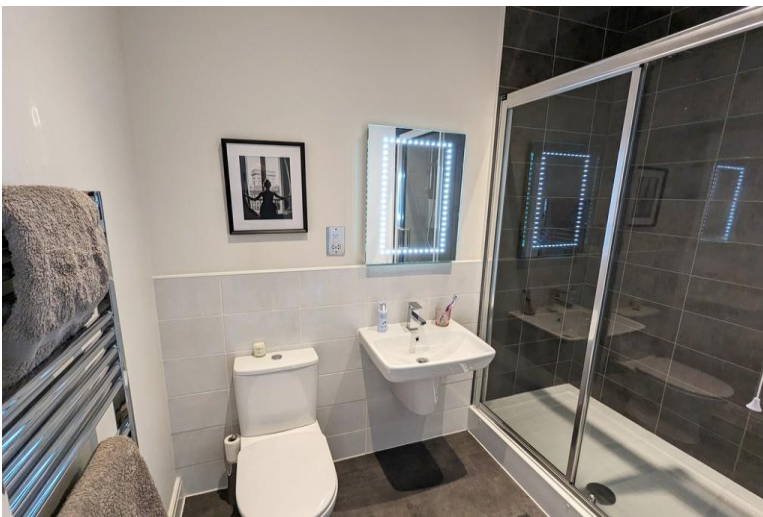
### **Entrance Hall**

With ceiling light point, storage cupboard, radiator and doors leading off to



### **Open Plan Lounge/Kitchen/Diner**

16' 9" max x 15' 10" max (5.11m max x 4.83m max) Being fitted with a range of high gloss wall, drawer and base units, complementary work surfaces with matching upstands, sink and drainer unit with mixer tap, four ring gas hob with extractor over, inset electric oven, integrated fridge/freezer and washing machine, concealed wall mounted gas central heating boiler, UPVC double glazed window, UPVC double glazed French doors with Juliet balcony, spot lights to ceiling, further ceiling light point and radiator



### **Bedroom One**

13' 5" x 9' 7" (4.09m x 2.92m) With double glazed window, ceiling light point, radiator and fitted wardrobes with mirrored sliding doors



### **Bedroom Two**

13' 4" x 6' 8" (4.06m x 2.03m) With ceiling light point, radiator and double glazed window



## Modern Shower Room

Being fitted with a three piece white suite comprising double shower cubicle, low flush W.C and wall mounted wash hand basin. Complementary tiling to water prone areas and floor, chrome ladder style radiator, shaver socket and spot lights to ceiling

## Outside

With well maintained communal grounds and two secure underground allocated parking spaces

## Tenure

We are advised by the vendor that the property is leasehold with approx. 143 years remaining on the lease, a service charge of approx. £1,532 per annum and a ground rent of approx. £250 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Soliuhll  
West Midlands  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
[shirley@smart-homes.co.uk](mailto:shirley@smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.