



smarthomes

## Park View House

Main Street, Dickens Heath, B90 1UA

- A Second Floor Apartment
- One Double Bedroom With Fitted Wardrobes
- Open Plan Lounge Diner & Kitchen
- Bathroom

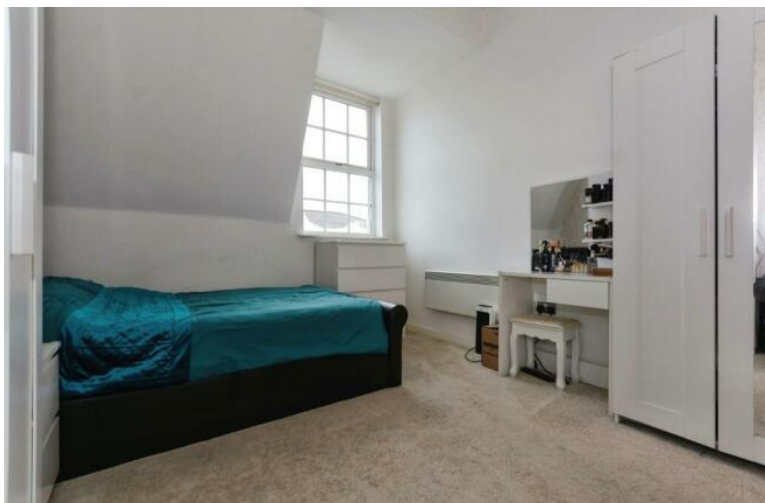
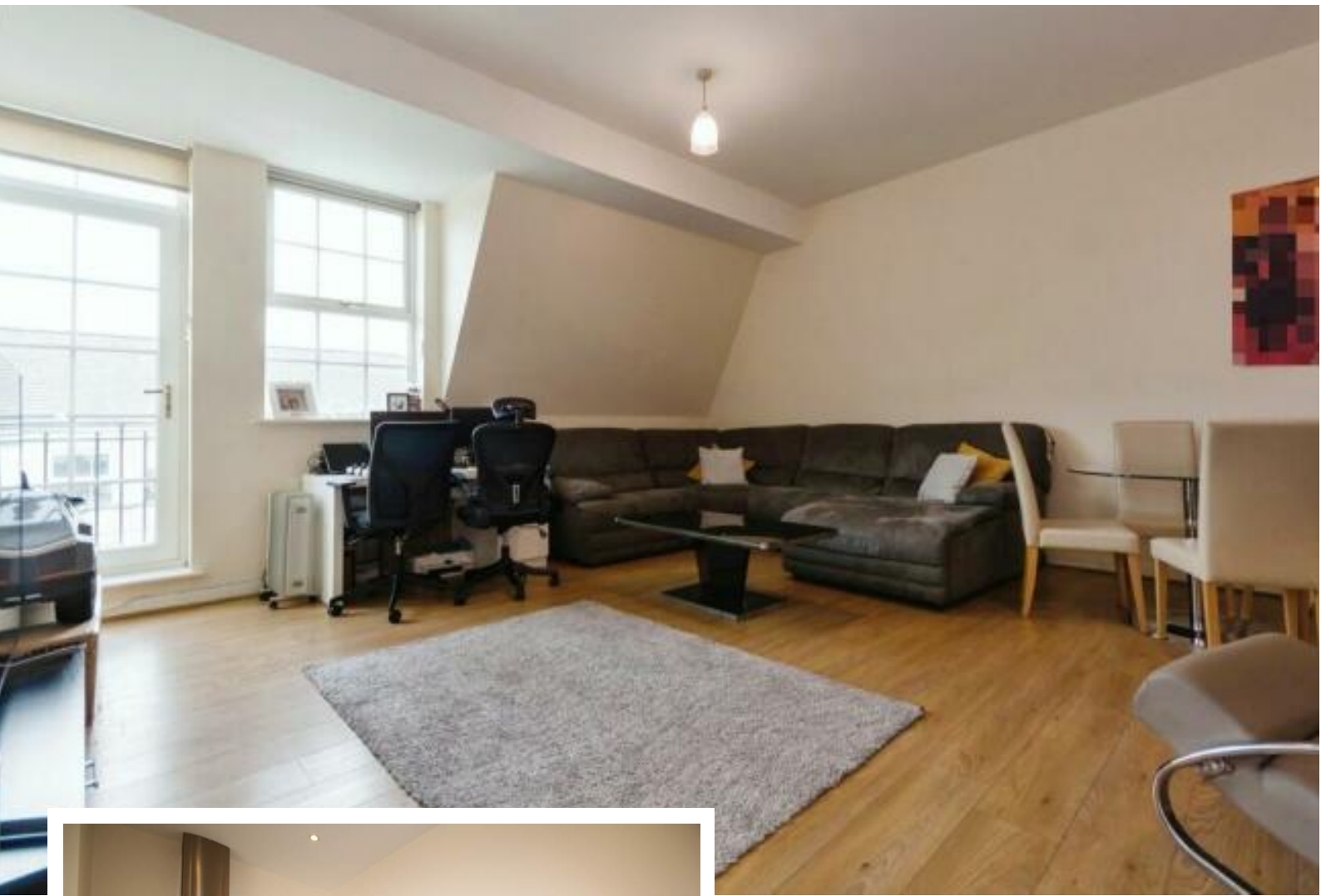
**Offers Over £145,000**

EPC Rating 61

Current Council Tax Band B







## 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 apartment is accessed via secure intercom and stairs leading to the second floor landing with front door leading through to

### Entrance Hall

With ceiling light point, built-in store cupboard and doors leading off to



### Open Plan Lounge Diner

17' 7" x 18' 6" max (5.36m x 5.64m) With double glazed window to front elevation, double glazed French doors to Juliette balcony, wall mounted panel heater, ceiling light point, wood effect flooring and being open plan to

### Kitchen

7' 8" x 11' 1" (2.34m x 3.38m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset electric oven, integrated washer dryer, space for fridge freezer, tiled flooring and spot lights to ceiling



### Bedroom to Front

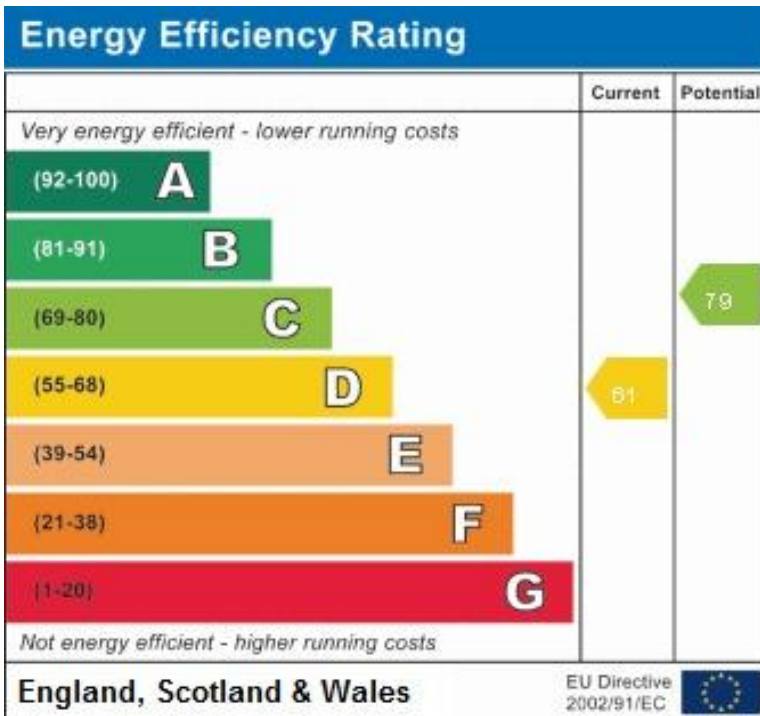
15' 0" x 10' 7" (4.57m x 3.23m) With feature vaulted ceiling, double glazed window to front elevation, ceiling light point, double fitted wardrobe and wall mounted panel heater

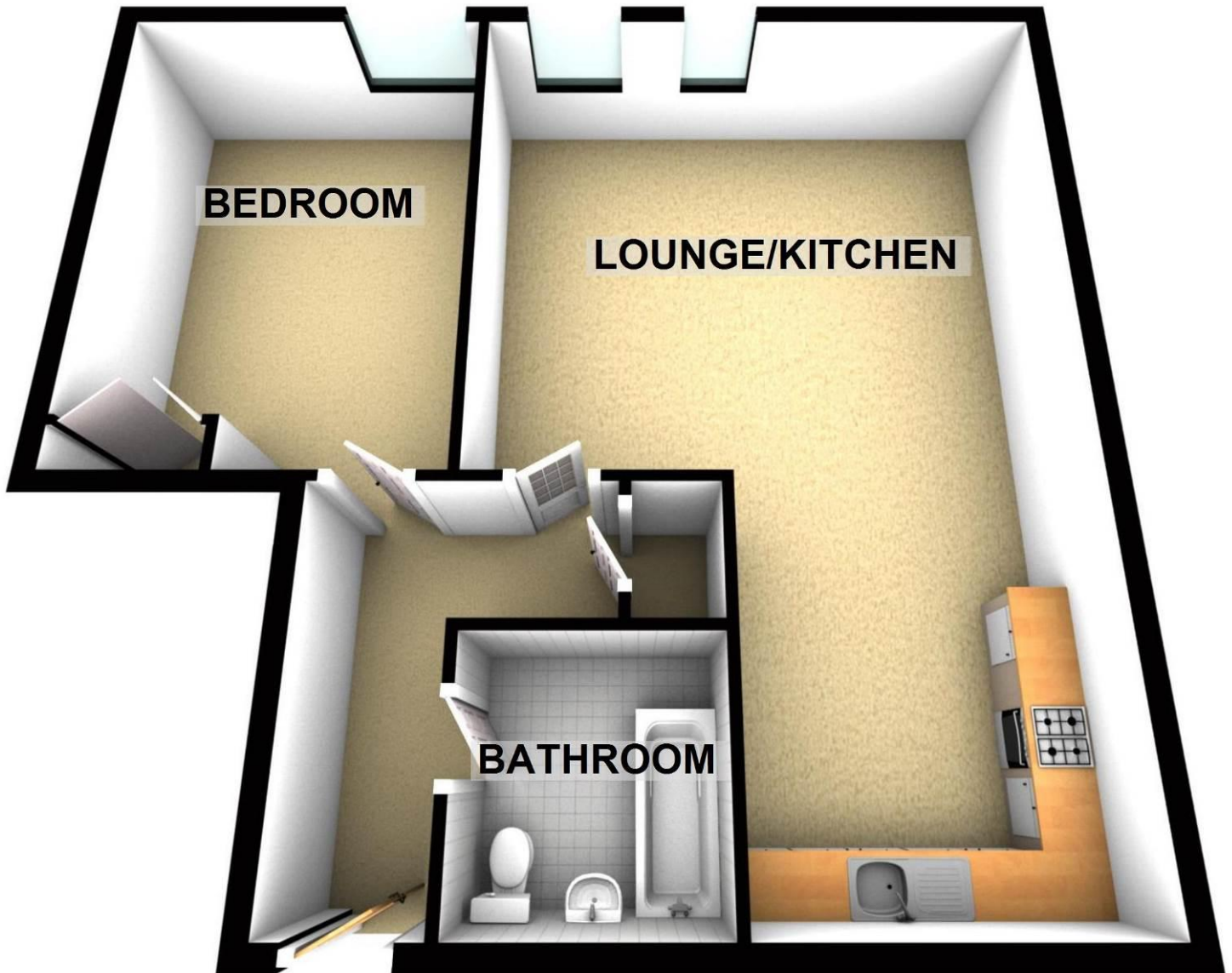
### Bathroom

Being fitted with a three piece white suite comprising; panelled bath with electric shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to water prone areas, tiled flooring, shaver socket and ceiling light point

### Tenure

We are advised by the vendor that the property is leasehold with approx. 975 years remaining on the lease, a service charge of approx. £2,100 per annum and a ground rent of approx. £140 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 - B





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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 are 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.