



smarthomes

Heligan House, Main Street

Dickens Heath, Solihull, B90 1GB

- A Well Presented Second Floor Apartment
- Two Double Bedrooms with Fitted Wardrobes
- En-Suite Bathroom
- Two Secure Allocated Parking Spaces

£220,000

EPC Rating - 72

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 accessed via a secure communal entrance door leading into a well maintained communal hallway. Stairs rise to all floors and on the top floor a private front door leads into



Entrance Hallway

With ceiling spot lights, radiator, useful storage cupboard and doors leading off to

Spacious Lounge/Diner

17' 0" x 12' 1" (5.2m x 3.7m) With two double glazed windows, wall mounted radiator and two ceiling light points



Modern Fitted Kitchen

9' 2" x 7' 10" (2.8m x 2.4m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over and oven below. Space and plumbing for washing machine and dishwasher, integrated fridge/freezer and ceiling spot lights

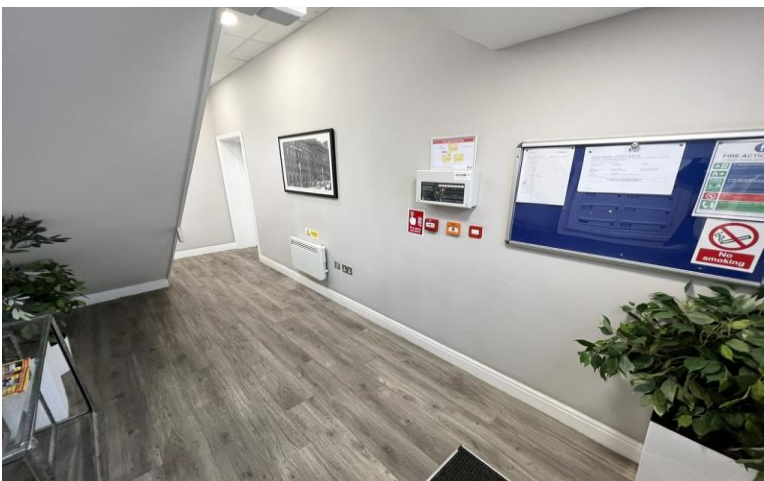


Bedroom One

13' 1" x 10' 5" (4m x 3.2m) With a double glazed window, fitted wardrobes with mirror fronted sliding doors, radiator, ceiling light point and door to

En-Suite Bathroom

7' 2" x 5' 2" (2.2m x 1.6m) Being fitted with a modern white suite comprising of a panelled bath with electric shower and glass shower screen, wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, wood effect flooring, ceiling spot lights and an obscure double glazed window



Bedroom Two

13' 1" x 10' 5" (4m x 3.2m) With a double glazed window, fitted wardrobes with mirror fronted sliding doors, radiator and ceiling light point



Shower Room

7' 2" x 6' 6" (2.2m x 2m) Being fitted with a modern white suite comprising of a large shower enclosure, wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, wood effect flooring and ceiling spot lights

External

The property further benefits from access to well maintained communal gardens and two secure allocated parking spaces

Tenure

We are advised by the vendor that the property is leasehold with approx. 142 years remaining on the lease, a service charge of approx. £2,200 per annum and a ground rent of approx. £150 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) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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 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.