



smarthomes

Copperfield Court, Dickens Heath Road

Dickens Heath, Solihull, B90 1QD

- Large Style Ground Floor Apartment
- Two Double Bedrooms
- En Suite Shower Room
- Spacious Open Plan Lounge Kitchen Diner

£189,950

EPC Rating 60

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 intercom system and having communal courtyard with door leading into

Entrance Hallway

With inset down lighters, electric panel heater, ceiling smoke alarm, built-in storage cupboard housing electrical trip switch fuse board and pressurised tank, LVT flooring and doors leading off to



Open Plan Lounge Kitchen Diner to Front
 16' 11" x 19' 2" (max) narrowing to 15' 11" (5.16m x 5.84m (max)) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, integrated Bosch oven, four ring ceramic hob with extractor, integrated full width dishwasher, integrated washer/dryer, two double glazed windows to the front elevation, two double glazed windows overlooking communal courtyard, LVT flooring, two electric panel heaters, inset down lighters and additional ceiling light to dining area



Master Bedroom to Front
 15' 2" x 10' 1" (to wardrobe) (4.62m x 3.07m (to wardrobe)) With double glazed window and Juliet balcony to the front elevation, electric panel heater, fitted wardrobes with hanging rail and shelving, two ceiling light points and door leading to



En Suite Shower Room
 0" x 0' 0" (0m x 0m) Being fitted with a white suite comprising of; fully tiled shower enclosure with shower over, low flush WC and pedestal wash hand basin with complementary tiled splash backs, electric shaver point, LVT flooring and ladder style radiator



Bedroom Two to Front
 8' 11" x 12' 3" (2.72m x 3.73m) With double glazed window to front elevation, triple fitted wardrobes with hanging rail and shelving, ceiling light point and electric panel heater

Family Bathroom to Rear
 Being re-fitted with a modern white suite comprising of a panelled bath with electric shower over and tiling to water prone areas and glazed shower screen, pedestal wash hand basin with mixer tap, low flush W.C. Chrome heated towel rail, LVT flooring, ceiling extractor and obscure double glazed window to the rear elevation

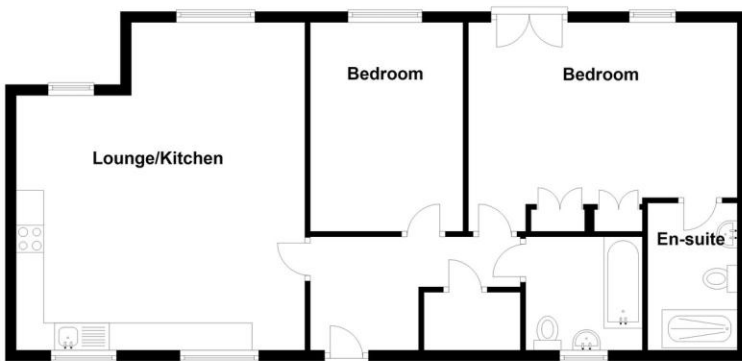


Outside

There are communal gardens with seating and planting bays and stairs leading to underground parking with one allocated parking space and useful storage cage.

Tenure

We are advised by the vendor that the property is leasehold with approx. 106 years remaining on the lease, a service charge of approx. £2,238 per annum and a ground rent of £200 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		78
(55-68)	D	60	
(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 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.