



smarthomes

Abbotsbury Court

Rumbush Lane, Dickens Heath, B90 1GD

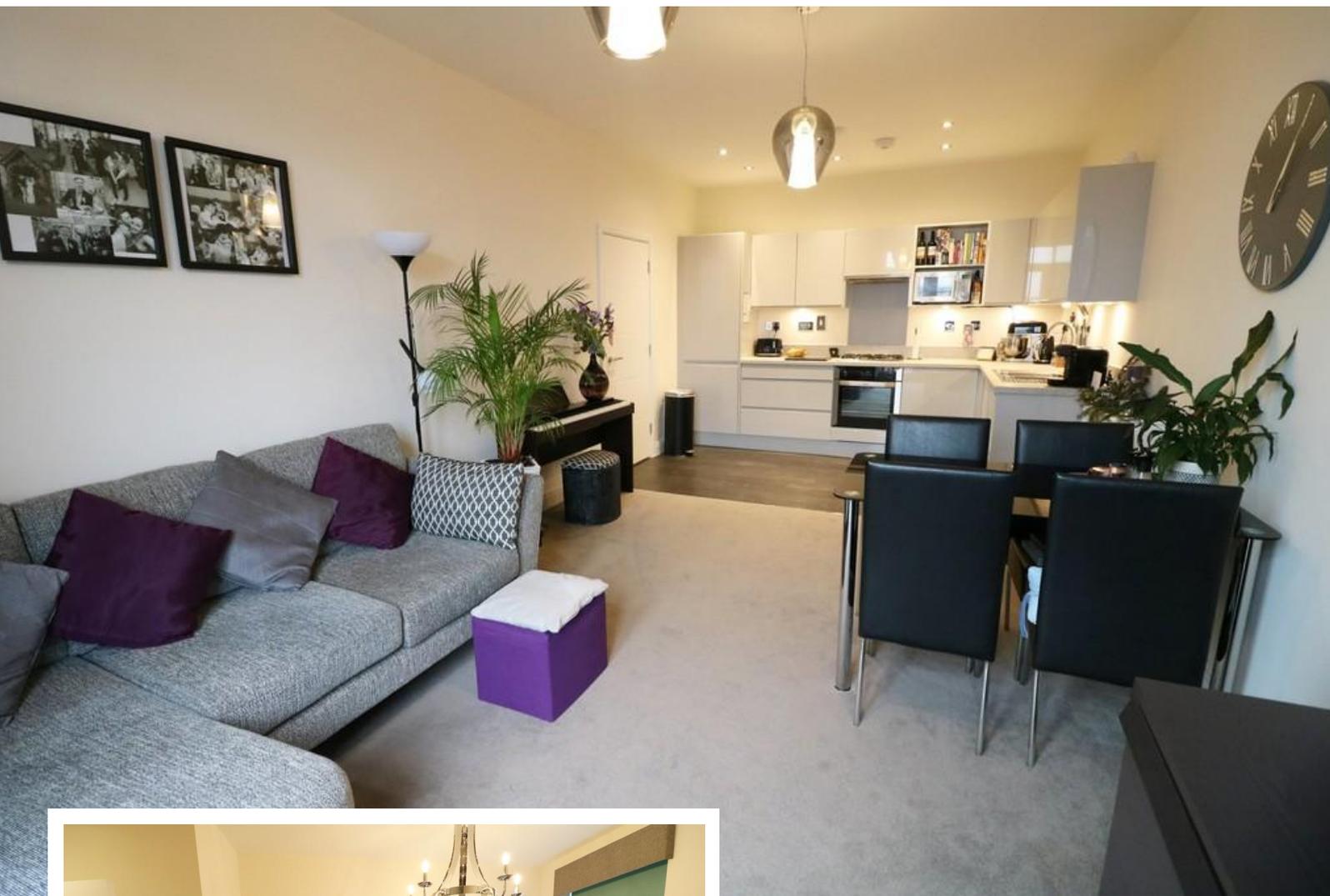
- A Recently Constructed Luxury Second Floor Apartment
- Two Double Bedrooms With Fitted Wardrobes
- Modern Open Plan Living Dining Kitchen With Integrated Appliances
- Spacious Modern En-Suite Shower Room & Bathroom
- Three Secure Underground Allocated Parking Spaces

OIRO £230,000

EPC Rating '84'

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 apartment is accessed from the interior designed lobby of Abbotsbury Court with stairs to all floors and benefits from a video intercom entry system and has been wired to benefit from BT's latest superfast fibre optic broadband offering speeds of up to 300 megabytes per second for residents.



Entrance Hallway

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

Open Plan Living Dining Kitchen

20' 10" x 11' 3" (6.35m x 3.43m) Being fitted with a modern range of handle-less wall, drawer and base units incorporating pan drawers, work surfaces with matching upstands, sink and drainer unit with mixer tap, four ring gas hob with splashback and extractor over, inset electric oven, integrated fridge freezer, dishwasher and washer dryer, spot lights to ceiling, laminate flooring and opening to the living area with radiator, ceiling light point and double glazed French doors to Juliette balcony



Bedroom One

15' 1" x 9' 7" (4.6m x 2.92m) With double glazed window, radiator, ceiling light point, built-in double wardrobe with mirrored sliding doors and door leading into



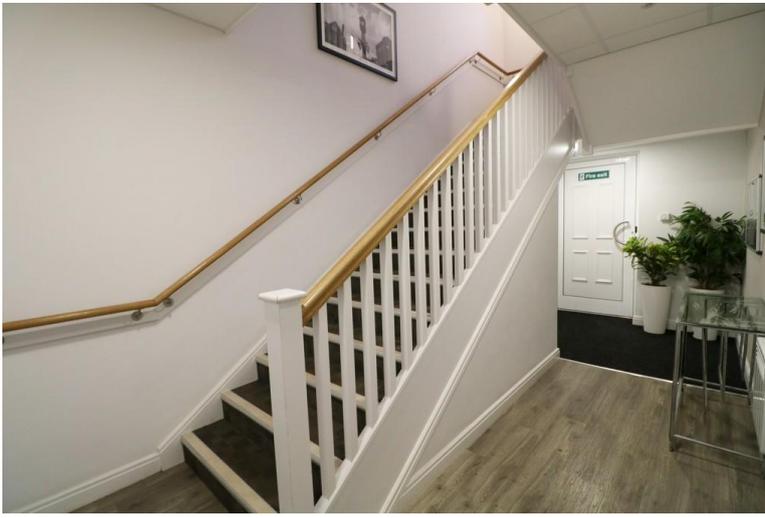
Spacious Modern En-Suite Shower Room

Being fitted with a modern three piece white suite comprising double shower enclosure, low flush WC and wall mounted wash hand basin, complementary tiling to water prone areas, ceiling light point and chrome ladder style radiator

Bedroom Two

9' 8" x 9' 7" (2.95m x 2.92m) With double glazed window, ceiling light point, radiator and fitted wardrobes with mirror fronted sliding doors





Spacious Modern Bathroom

Being fitted with a modern three piece white suite comprising panelled bath with electric shower over and glazed screen, low flush WC and wall mounted wash hand basin, obscure double glazed window, storage cupboard housing wall mounted gas boiler, chrome ladder style radiator and spot lights to ceiling

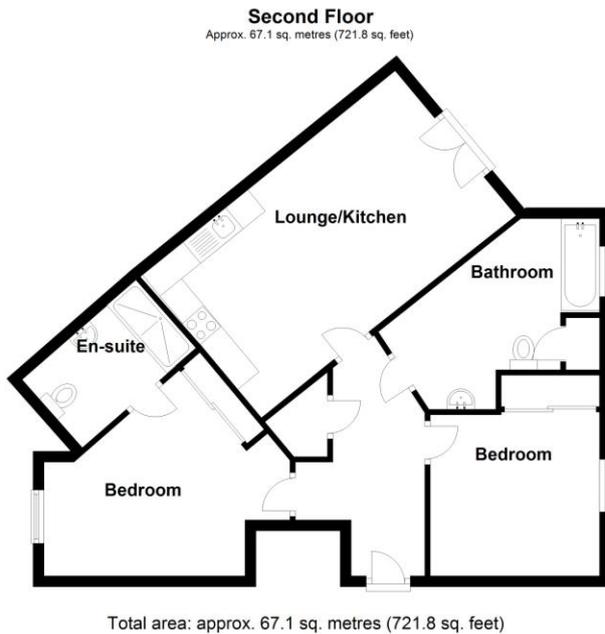
Outside

The property benefits from well maintained communal gardens and three allocated parking spaces within Garden Square East's secure, barrier controlled basement car park, accessed by private lift from the garden square.



Tenure

We are advised by the vendor that the property is leasehold with approx. 141 years remaining on the lease, a service charge of approx. £3116 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. Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(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. 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/tenants are advised to recheck the measurements