



smarthomes

Park View House

Main Street, Dickens Heath, B90 1UA

- A Top Floor Apartment with No Upward Chain
- One Double Bedroom with Fitted Wardrobes
- Open Plan Lounge Diner & Kitchen
- Bathroom

£125,000

EPC Rating - 57

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 top floor landing with front door leading through to

L Shaped Entrance Hall

With ceiling light point, electric panel heater, built-in cupboard housing electric hot water boiler, Amtico style timber flooring and doors leading off to



Open Plan Lounge Diner

13' 0" (max) x 25' 0" (max) (3.96m x 7.62m) Having Amtico timber style flooring, ceiling light point, double glazed window and double glazed door with Juliet balcony overlooking Main Street.



Kitchen

8' 9" x 10' 8" (2.67m x 3.25m) Being fitted with a full range of floor and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, electric oven, electric hob and extractor hood and space for a fridge freezer



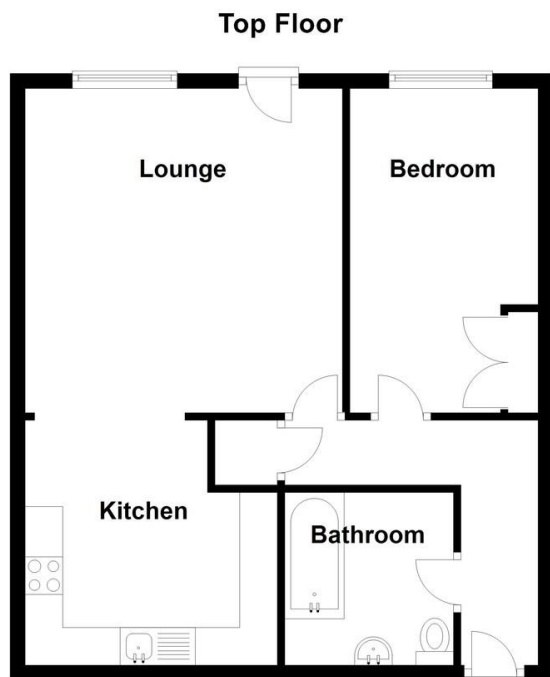
Bedroom

14' 4" x 10' 0" (max) (4.37m x 3.05m) With double glazed window overlooking Main Street, electric panel heater, double doors to built-in walk-in wardrobe and Amtico style timber flooring.

Bathroom

7' 3" x 7' 2" (2.21m x 2.18m) Being fitted with a three piece white suite comprising; panelled bath with glazed screen, tap over with shower head on riser rail, low flush WC and pedestal wash hand basin, shaver point and tiling to water prone areas

Tenure We are advised by the vendor that the property is leasehold with approx. 979 years remaining on the lease, a service charge of approx. £1,100 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 - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC