



smarthomes

Dickens Court

Hensborough, Dickens Heath, B90 1SA

- A Well Presented Top Floor Apartment
- Open Plan Lounge/Kitchen/Diner
- Double Bedroom with Fitted Wardrobes
- No Upward Chain

£135,000

EPC Rating - 78

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.



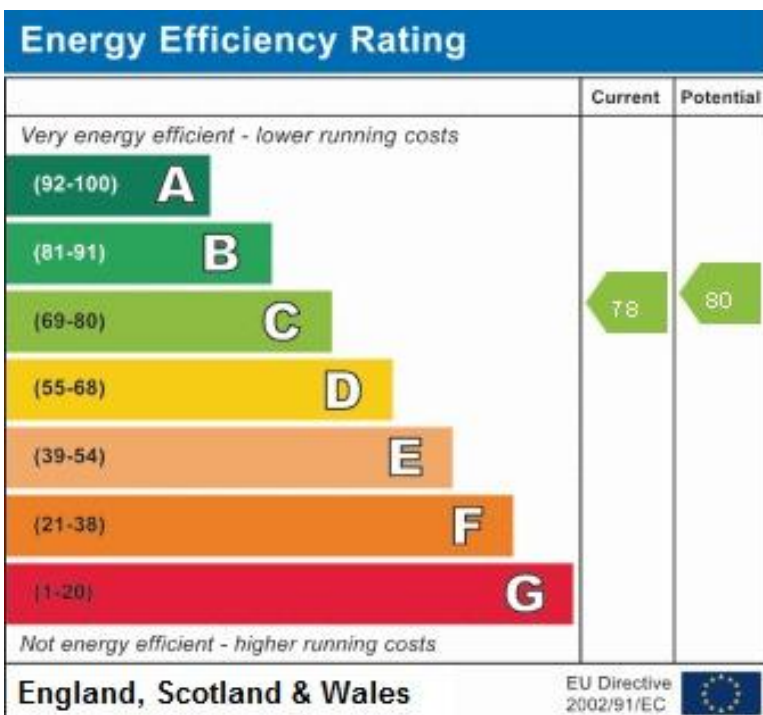
The property is situated in a purpose built block and access to the building is via a secure communal door. Stairs and a lift rise to all floors and on the top floor you will find a further private front door leading into

Entrance Hallway

With ceiling light point and doors leading off to

Lounge/Kitchen/Diner

Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas, radiator, ceiling light points and six double glazed windows to two sides



Double Bedroom

With four double glazed window to to sides, fitted double wardrobe, radiator and ceiling light point

Bathroom

Being fitted with a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and an obscure double glazed window

Tenure

We are advised by the vendor that the property is leasehold with approx. 978 years remaining on the lease, a service charge of approx. £2,600 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 - B