



smarthomes

Ledwell

Dickens Heath, Solihull, B90 1SL

- A Well Presented Ground Floor Apartment
- Two Bedrooms
- Spacious Lounge/Diner
- Allocated Parking Space

Auction Guide Price

£145,000

EPC Rating - 78

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 apartment is set back from the road behind a parking area with one allocated parking space, a communal lawned area and paved pathway extend to a communal entrance door which leads through to a communal hallway. A private wooden front door leads through to



Entrance Hallway

With radiator, telephone intercom system, coving to ceiling, wood effect flooring and doors radiating off to

Spacious Lounge/Diner

16' 0" x 13' 1" (4.9m x 4m) With two double glazed windows to rear, radiator, coving to ceiling, ceiling light point, wood style floor covering and door leading into

Fitted Kitchen

9' 10" x 6' 6" (3m x 2m) Being fitted with a range of wall, drawer and base units with laminate roll top work-surfaces, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, inset electric oven, tiling to splashback areas, space for fridge freezer, space and plumbing for washing machine, radiator, ceiling light point, cupboard housing gas central heating boiler, ceiling light point and double glazed window to rear



Bedroom One

11' 5" x 9' 2" (3.5m x 2.8m) With a double glazed window to front, radiator, ceiling light point and fitted wardrobes

Bedroom Two

9' 2" x 6' 10" (2.8m x 2.1m) With a double glazed window to front, radiator and ceiling light point



Bathroom

6' 10" x 6' 10" (2.1m x 2.1m) Being fitted with a three piece white suite comprising panelled bath with shower attachment, pedestal wash hand basin and low flush W.C. Tiling to water prone areas and floor, extractor fan, radiator and ceiling light point

Tenure

We are advised by the vendor that the property is leasehold with approx. 974 years remaining on the lease, a service charge of approx. £1,338 per annum and no ground rent payable, 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.



This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.80% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

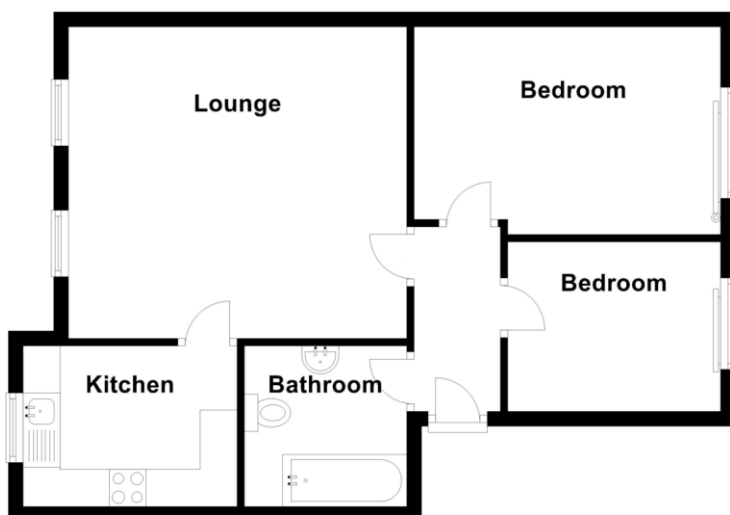
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(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 are 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.