



smarthomes

Market House

Main Street, Dickens Heath, B90 1UA

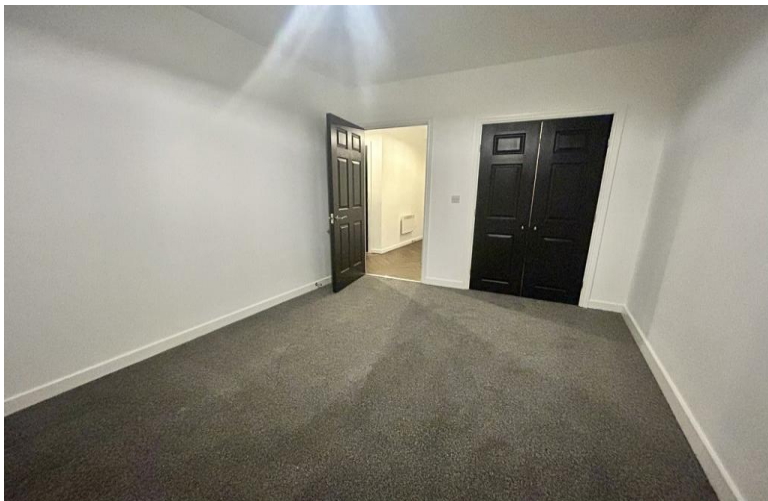
- A Recently Refurbished Second Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Diner & Kitchen
- Re-Fitted Bathroom

£170,000

EPC Rating - 73

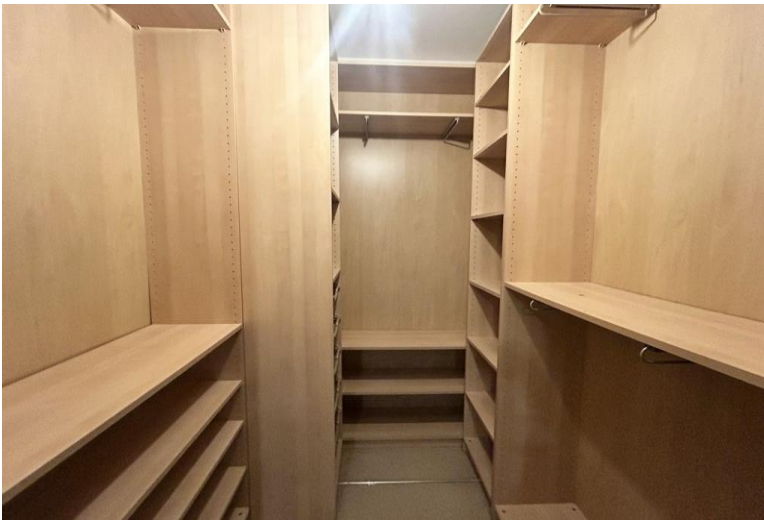
Current Council Tax Band - C





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 secure communal entrance door leading through to a communal hallway with stairs and lift access to all floors. On the second floor a private front door leads into

Private Hallway

With ceiling light point, storage cupboard housing boiler (fitted May 2022), herringbone wooden flooring and doors leading off to



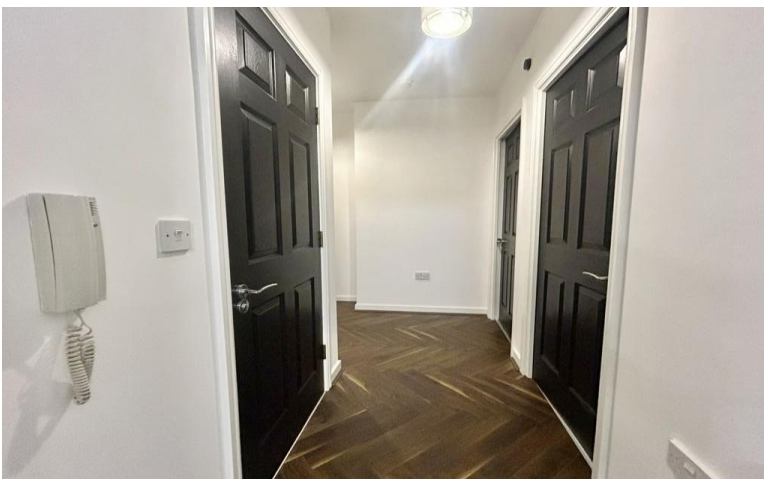
Lounge/Diner

16' 4" x 9' 8" (4.98m x 2.95m) With a UPVC double glazed window, wall mounted electric heater, two LED ceiling light points and opening into



Kitchen Area

9' 8" x 7' (2.95m x 2.13m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, four ring electric hob with extractor canopy over, inset electric oven, integrated washer/dryer, freestanding fridge with freezer box, wood effect flooring and ceiling spot lights



Bedroom One

13' x 9' 9" (3.96m x 2.97m) With a UPVC double glazed window, doors to walk in wardrobe, wall mounted electric heater and ceiling light point

Bedroom Two

13' x 8' 10" (3.96m x 2.69m) With a UPVC double glazed window, wall mounted electric heater and ceiling light point

Re-Fitted Bathroom

Being re-fitted with a three piece white suite comprising a panelled bath with thermostatic shower over and crittall style glass screen, low flush W.C and vanity wash hand basin. Wood effect flooring, stylish ladder style radiator and spot lights to ceiling

Agents Note

Please note that this property is owned by a relative of a director of Smart Homes Estate Agents

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. £1,932 per annum and a ground rent of approx. £156 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		84
(69-80)	C	73	
(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 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 are advised to recheck the measurements.