



Trundalls Lane

Dickens Heath, Solihull

- A Two Bedroom Ground Floor Apartment
- Lounge/Diner & Fitted Kitchen
- No Upward Chain
- Allocated Parking Space

OIRO £156,000

Current EPC Rating - 75 (C)
Current Council Tax Band - C





Property Description

A two bedroom ground floor apartment benefiting from no upward chain and briefly affording lounge diner, kitchen, family bathroom, communal entrance hall, allocated parking, gas central heating and double glazing

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.



Rooms & Measurements

Lounge Diner to Front - 4.8m x 4m (15'8" x 13'1")

Kitchen to Front - 3m x 2m (9'10" x 6'6")

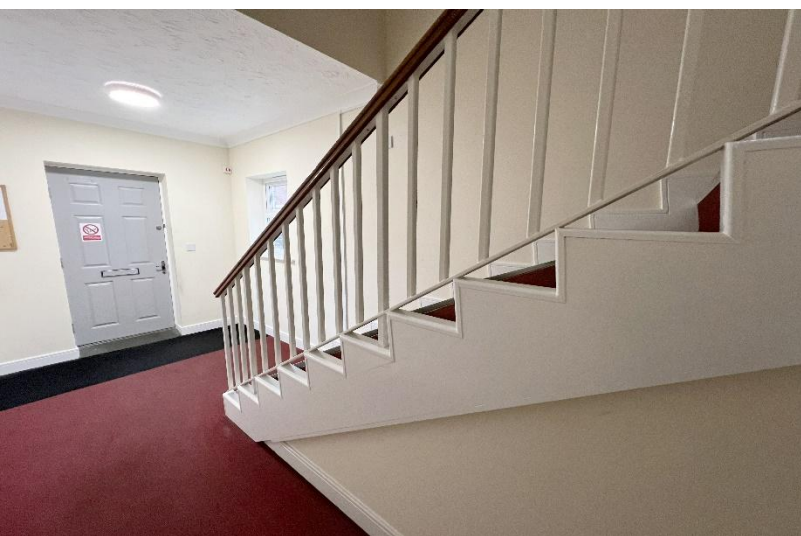
Bedroom One to Rear - 3.4m x 2.7m (11'1" (to wardrobes) x 8'10")

Bedroom Two to Rear - 2.8m x 2m (9'2" x 6'6")

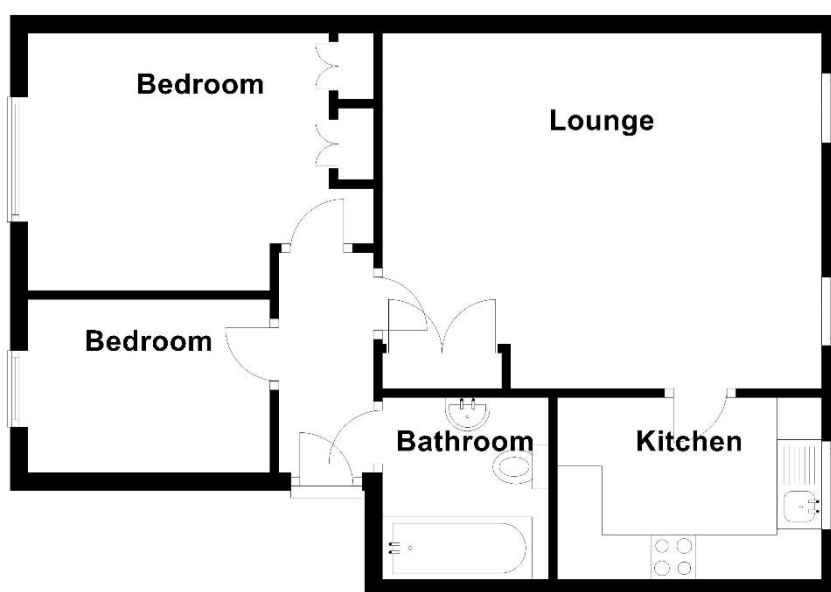
Family Bathroom - 2.3m x 2m (7'6" x 6'6")

Tenure

We are advised by the vendor that the property is leasehold with approx. 972 years remaining on the lease, a service charge of approx. £1200 per annum (including Ground Rent) but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel. Current council tax band – C



Ground Floor



Total area: approx. 49.9 sq. metres (537.0 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.