



## Willow Gardens, Gorcott Lane

Dickens Heath, Solihull

- A Well Presented One Bedroom Ground Floor Apartment
- Open Plan Lounge/Kitchen/Diner & Private Terrace Patio
- Jack & Jill En-Suite Bathroom & No Upward Chain
- Secure Underground Allocated Parking Space

**OIRO £155,000**

Current EPC Rating - C  
Current Council Tax Band - B





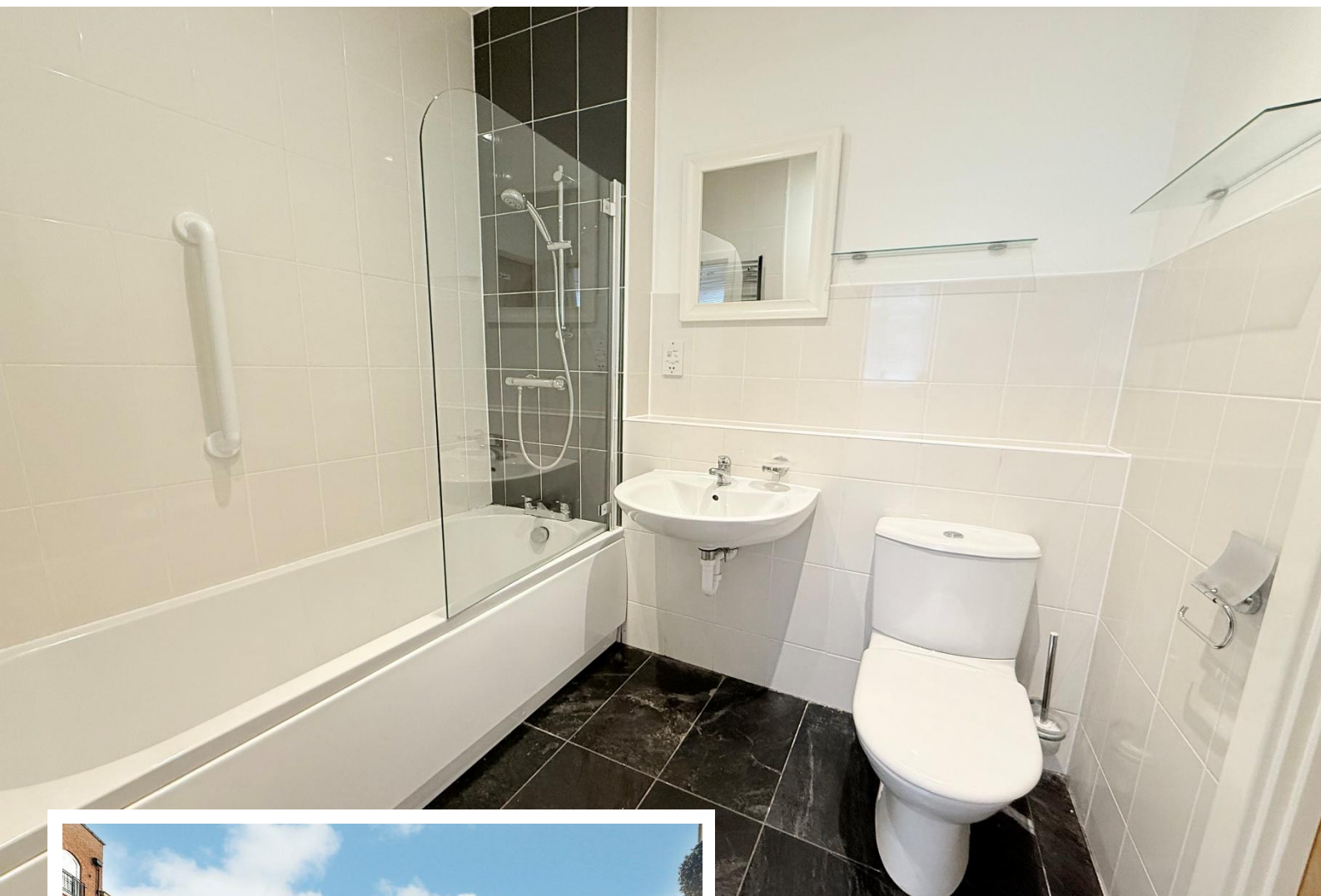


## Property Description

A well presented ground floor apartment situated in a small block of only 5 apartments. Benefiting from no upward chain and high ceilings giving a light and airy feeling, the accommodation comprising an open plan lounge/kitchen/diner with two sets of French doors leading to a private Southerly facing terrace patio, double bedroom leading to a Jack and Jill en-suite bathroom, secure underground allocated parking space and access to communal gardens

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

Open Plan Lounge/Kitchen/Diner 6.4m x 3.99m (21'0" x 13'1")

Southerly Facing Private Terrace Patio

Double Bedroom to Front 3.99m x 3.07m (13'1" x 10'1")

Jack & Jill En-Suite Bathroom 2.18m x 1.68m (7'2" x 5'6")

Secure Underground Allocated Parking Space

### Tenure

We are advised by the vendor that the property is leasehold with approx. 976 years remaining on the lease, a ground rent of approx. £202.02 per annum and an estate and service charge of approx. £3,090.12 per annum which includes buildings insurance. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor. Current council tax band – B





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