



smarthomes

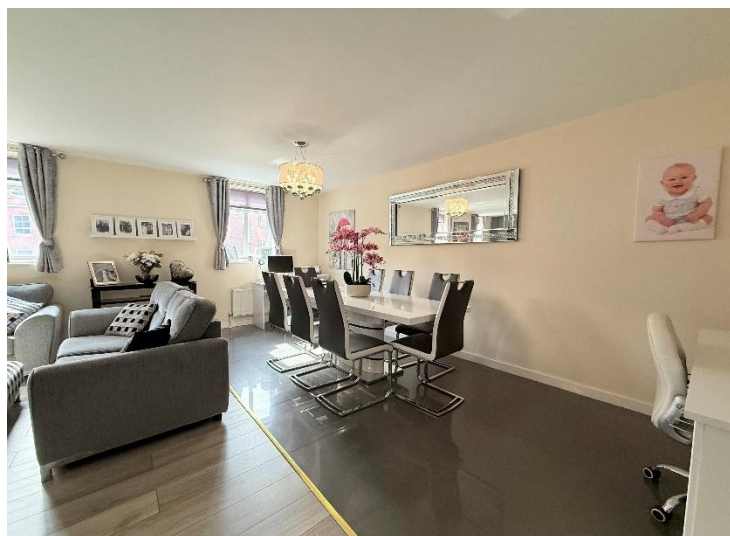
## Grove House, Main Street

Dickens Heath, Solihull

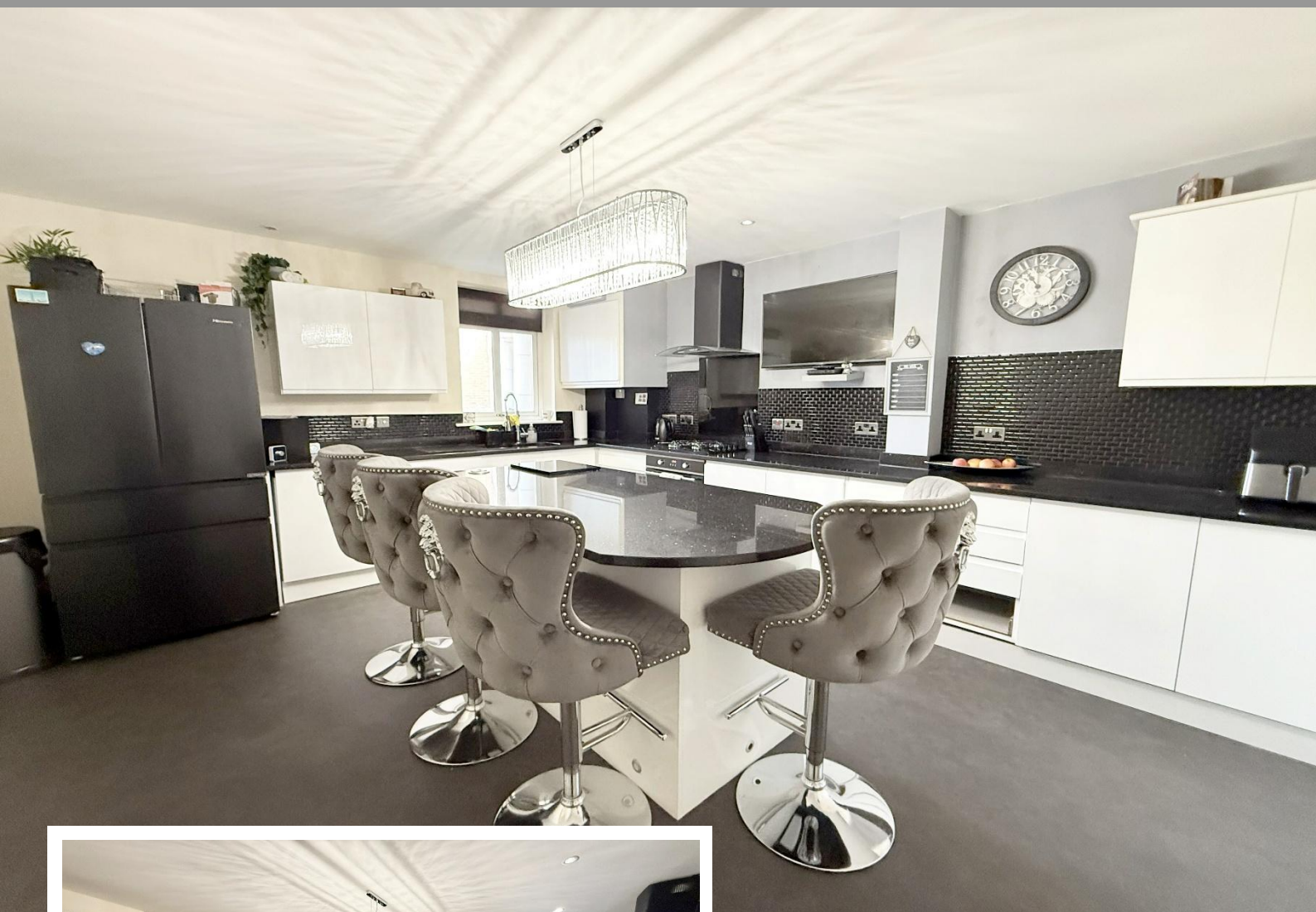
- A Beautifully Presented Four Bedroom Duplex Apartment
- Re-Fitted Breakfast Kitchen & Two Modern Shower Rooms
- Large Open Plan Lounge/Diner & Guest W.C
- Two Underground Parking Spaces

**£365,000**

Current EPC Rating - B  
Current Council Tax Band - E





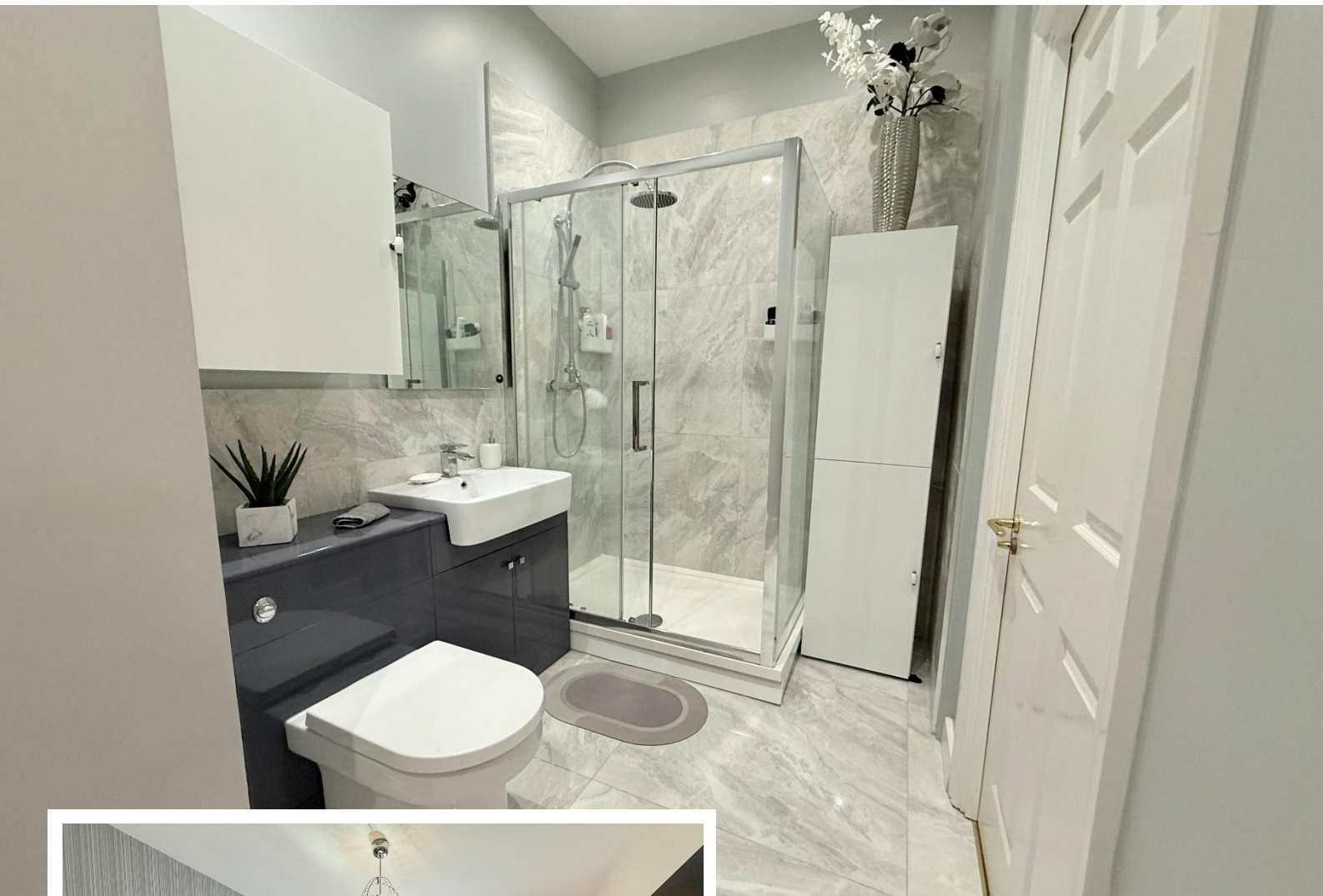


## Property Description

A well presented and extremely spacious two storey duplex apartment with accommodation briefly affording four good size bedrooms, spacious entrance hall, stunning lounge/diner, modern breakfast kitchen, guest WC, master suite with dressing area and en-suite shower room, further Jack & Jill shower room and two underground parking spaces

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

Stunning Lounge/Diner to Front 8.15m x 5.64m (26'9" x 18'6")

Modern Breakfast Kitchen 4.5m x 3.99m (14'9" x 13'1")

Guest WC 1.85m x 0.99m (6'1" x 3'3")

Bedroom One to Side 3.86m x 3.28m (12'8" x 10'9")

Dressing Area 3.23m x 1.35m (10'7" x 4'5" (max)

En Suite Shower Room 2.77m x 1.04m (9'1" (into shower) x 3'5")

Bedroom Two to Rear 5.54m x 3.4m (18'2" (max) x 11'2" (min) / 10'7" (max)

Jack & Jill Shower Room 1.6m x 2.01m (5'3" (max) x 6'7" (min)

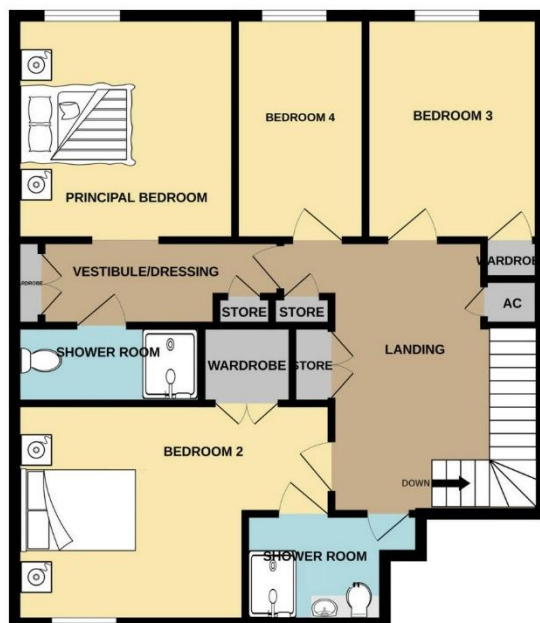
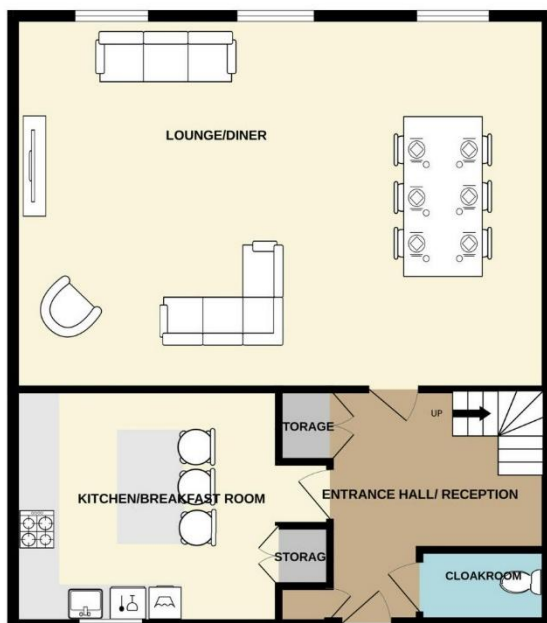
Bedroom Three to Side 3.89m x 2.51m (12'9" x 8'3")

Bedroom Four to Side 3.86m x 1.88m (12'8" x 6'2")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 976 years remaining on the lease, a service charge of approx. £5,300 per annum and a ground rent of approx. £202 per annum 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 Vendor. Current council tax band – E





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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.