



smarthomes

Waddesdon House

Gorcott Lane, Dickens Heath, Solihull

- A Beautifully Presented Two Bedroom Apartment
- Open Plan Lounge/Kitchen/Diner
- En-Suite Shower Room & Guest Bathroom
- Two Secure Allocated Parking Spaces

£219,000

Current EPC Rating - B
Current Council Tax Band - C





Property Description

A beautifully presented and spacious two bedroom first floor apartment situated in the popular modern village of Dickens Heath. Offering accommodation comprising superb open plan lounge/kitchen/diner, en-suite shower room, family bathroom, two secure allocated under-ground parking spaces and well maintained 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

Superb Open Plan Lounge/Kitchen/Diner to Rear 4.09m x 5.36m (13'5" x 17'7")

Master Bedroom to Rear 3.66m x 3.2m (12'0" (min) x 10'6" (max)

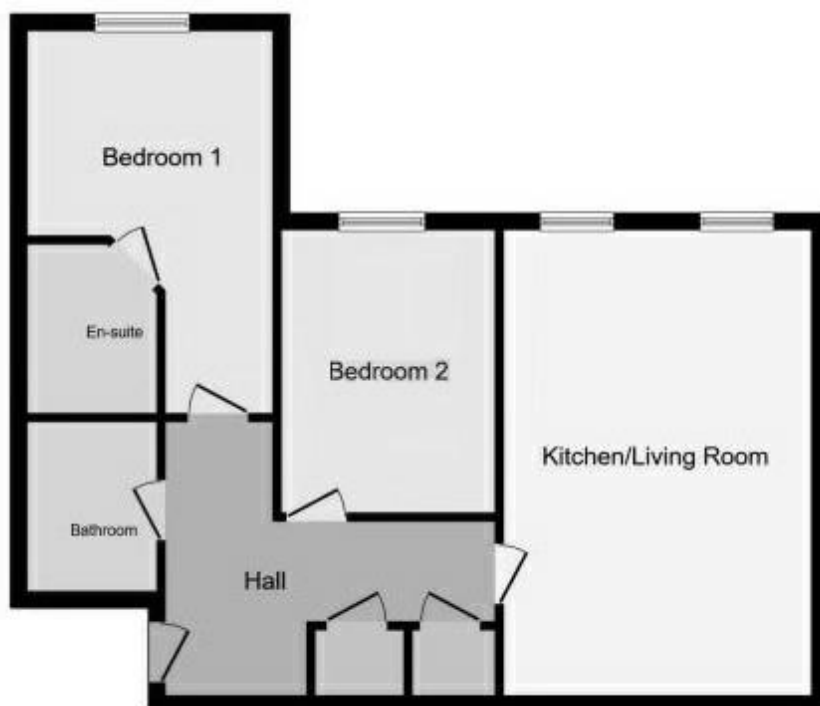
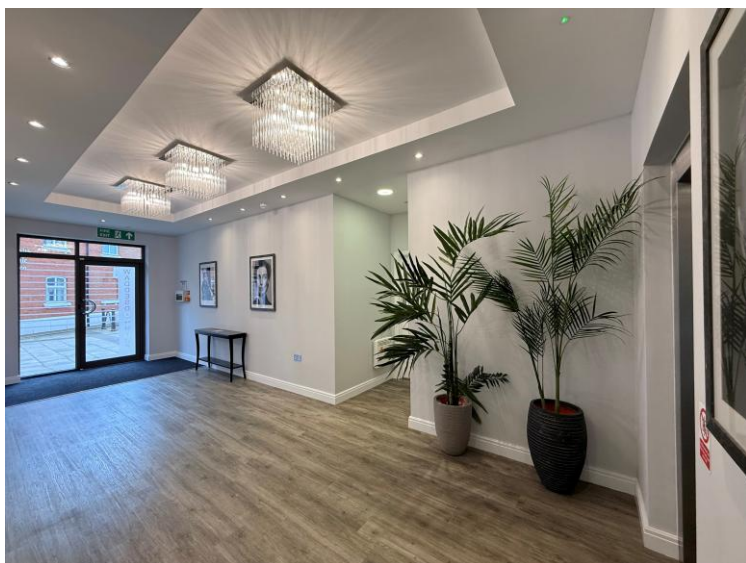
En Suite Shower Room 2.26m x 1.65m (7'5" (max) x 5'5" (max)

Bedroom Two to Rear 3.12m x 2.77m (10'3" x 9'1")

Family Bathroom 2.16m x 1.65m (7'1" x 5'5")

Tenure

We are advised by the vendor that the property is leasehold with approx. 141 years remaining on the lease, a service charge of approx. £2400 per annum and a ground rent of approx. £250 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 – C



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.