



smarthomes

## Heath Green House

Main Street, Dickens Heath, B90 1UB

- A Well Presented Duplex Apartment
- Two Double Bedroom
- Open Plan Lounge Diner & Kitchen With Balcony
- No Upward Chain

**£160,000**

EPC Rating - 79

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 apartment is entered via secure intercom giving access to staircase leading to first floor landing with inner lobby leading to



### Entrance Hall

With stairs leading to the first floor accommodation, ceiling light point, radiator and door leading into

### Open Plan Lounge Diner & Kitchen

17' 1" max x 15' 0" (5.21m x 4.57m) With double glazed French doors to balcony, double glazed window, two radiators, ceiling light point, under-stairs storage cupboard and opening into kitchen area with wall and base units, complementary work surfaces, sink and drainer unit with mixer tap, integrated washer dryer, space for American style fridge freezer, four ring gas hob with extractor canopy over, inset oven, tiling to splashback areas, wall mounted Ideal combination boiler, spot lights to ceiling and tiled flooring



### Accommodation on the First Floor

#### Landing

With ceiling light point, built-in store cupboard and doors leading off to



#### Bedroom One to Rear

12' 1" including wardrobe x 11' 2" (3.68m x 3.4m) With double glazed window to rear elevation, built-in double wardrobe, ceiling light point and radiator

#### Bedroom Two to Rear

10' 1" x 12' 1" (3.07m x 3.68m) With double glazed window to rear elevation, radiator, fitted wardrobes and ceiling light point







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Bathroom

Being fitted with a three piece white suite comprising; panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, tiling to water prone areas, ladder style radiator, tiled flooring and ceiling light point

## 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. £2,686.96 per annum and a ground rent of approx. £202.02 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

