



smarthomes

Ascote Lane

Dickens Heath, Solihull

- An Extremely Well Presented Second Floor Apartment
- Two Double Bedrooms
- Superb Open Plan Kitchen Lounge/Diner With Juliette Balcony
- En Suite Shower Room & Family Bathroom
- Two Allocated Parking Spaces
- Electric Heating & Double Glazing

£176,400

Current EPC Rating - 69 (C)

Current Council Tax Band - C





Property Description

An extremely well presented purpose built second floor apartment benefiting from two double bedrooms, en suite, modern bathroom, superb open plan kitchen lounge/diner with Juliet balcony and two allocated 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

Private Entrance Hall

Open Plan Lounge Dining Kitchen to Front - 6.2m x 3.96m (20'4" x 13'0")

Bedroom One to Front - 3.45m x 2.74m (11'4" x 9'0" (min to wardrobes)

En Suite Shower Room - 2.31m x 1.45m (7'7" (max) x 4'9" (max)

Bedroom Two to Front - 3.12m x 2.74m (10'3" x 9'0")

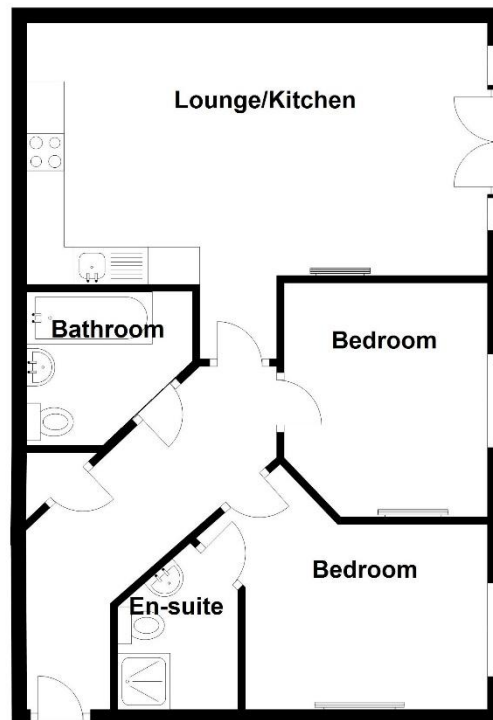
Family Bathroom - 2.26m x 2.13m (7'5" x 7'0")

Tenure

We are advised by the vendor that the property is leasehold with approx. 105 years remaining on the lease, a service charge of approx. £1,700 - £1,800 per annum and a ground rent of approx. £200 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.