



**42 Main Street
Dickens Heath, B90 1UA
£995**

From the parking area, there is a communal front door (with intercom system), which gives access to the communal hallway with a lift and staircase that rises to the second floor. This property is located on the first floor and a solid timber door opens into:

Entrance Hall

6'4" x 5'6" (1.94m x 1.68m)

With telephone intercom system, wall-mounted electric heater and doors leading to all rooms.

Open Plan Lounge/Kitchen

Lounge Area

16'7" x 9'9" (5.08m x 2.98m)

UPVC double glazed French doors with matching windows above and Juliet balcony, TV aerial points and wall-mounted electric heater.

Kitchen Area

9'9" x 7'1" (2.98m x 2.16m)

Fitted kitchen with a range of wall, drawer and base units with roll top work surfaces over, inset stainless steel sink unit with chrome mixer tap over, built-in electric fan assisted oven, inset 4-ring electric hob with chimney-style extractor fan over, space for a fridge-freezer, integrated automatic washing machine and tiling to splash-backs.

Bedroom One

17'4" (max) x 9'10" (max) (5.30m (max) x 3.00m (max))

UPVC double glazed French doors with matching windows above and Juliet balcony, built-in wardrobe, and wall-mounted electric heater.

Bedroom Two

12'9" x 8'10" (3.90m x 2.70m)

UPVC double glazed French doors with matching windows above and Juliet balcony, and wall-mounted electric heater.

Bathroom

7'10" x 6'11" (2.41m x 2.13m)

3-piece suite comprising; panelled bath with chrome mixer tap and shower attachment over with glazed shower screen, low level WC,

pedestal wash hand basin, extractor fan, fully tiled to walls, and ladder-style heated towel rail.

Airing Cupboard

Housing the hot water cylinder.

Outside

Communal parking to the rear.

Additional Information

Services:

Mains electricity, water and drainage are connected to the property.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Council Tax:

Solihull Borough Council- Band C

Services:

Mains electricity is connected. Drainage is via a septic tank and water is via a fully treated & serviced SpringWater System. The heating is via an oil-fired central heating boiler.

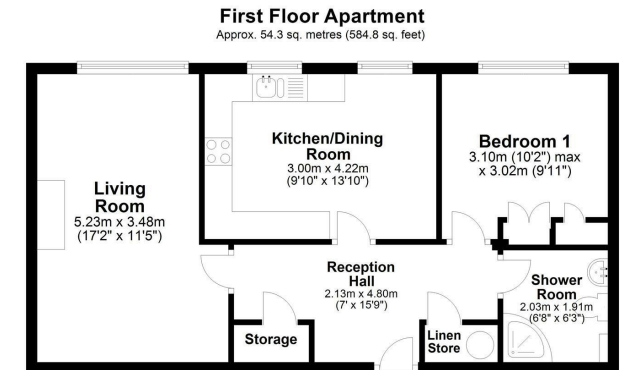
Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

A holding deposit, equivalent to 1 week's rent, is required.

A dilapidations deposit, equivalent to 5 week's rent, is applicable - this will be registered through the TDS (www.tds.gb).

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Total area: approx. 54.3 sq. metres (584.8 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(E2 plus) A</p> <p>(E1 plus) B</p> <p>(E1) C</p> <p>(E) D</p> <p>(D) E</p> <p>(C) F</p> <p>(B) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(E2 plus) A</p> <p>(E1 plus) B</p> <p>(E1) C</p> <p>(E) D</p> <p>(D) E</p> <p>(C) F</p> <p>(B) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
67	73		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	