



smarthomes

Broom Lane

Dickens Heath, Solihull

- A Well Presented Two Double Bedroom Apartment
- Fitted Kitchen & En-Suite Shower Room
- Spacious Lounge/Diner with Juliet Balcony
- Secure Gated Garage & Two Parking Spaces

£215,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A well presented first floor apartment situated in a most popular semi-rural location benefiting from no upward chain. Offering accommodation comprising a spacious lounge/diner with Juliet balcony overlooking canal, fitted kitchen, two double bedrooms, en-suite shower room, family bathroom, manicured communal gardens, garage 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

Spacious Lounge/Diner 5.49m x 3.73m (18'0" x 12'3")

Fitted Kitchen 2.77m x 2.74m (9'1" x 9'0")

Double Bedroom One 3.86m x 3.12m (12'8" x 10'3")

En-Suite Shower Room

Double Bedroom Two 3.71m x 3.1m (12'2" x 10'2")

Family Bathroom

Garage & Parking

Tenure

We are advised by the vendor that the property is leasehold with approx. 98 years remaining on the lease, a service charge of approx. £2,246 per annum and a ground rent of approx. £110 per annum. 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



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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 and 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.