



smarthomes

## Ascote Lane

Dickens Heath, Solihull

- A Well Presented Ground Floor Apartment
- One Bedroom With Fitted Wardrobe
- Open Lounge/Diner & Kitchen
- One Secure Underground Allocated Parking Space

**Offers Over £145,000**

Current EPC Rating - 62 (D)  
Current Council Tax Band - B





## Property Description

A well presented ground floor apartment situated in the sought after modern village of Dickens Heath. Offering accommodation comprising an open plan lounge/diner & kitchen, double bedroom with fitted wardrobes, modern bathroom, one secure underground allocated parking space and useful storage cage

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.

**Agents Note – Digital Enhancement**  
This property has been digitally enhanced with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.



## Rooms & Measurements

Entrance Hallway

Open Plan Lounge/Diner & Kitchen - 7.7m x 3.05m (25'3" x 10'0")

Bedroom One to Front - 3.33m x 4.09m (10'11" x 13'5" (max to door)

Modern Bathroom

### Tenure

We are advised by the vendor that the property is leasehold with approx. 104 years remaining on the lease, a service charge of approx. £1,237.86 per annum and a ground rent of approx. £200 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 – B



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://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.