smarthomes

# South Terrace

Main Street, Dickens Heath

- A MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply
- Being Sold Via the Modern Method of Auction
- A Modern and Light Second Floor Apartment
- Secure Underground Parking Space

## Guide Price £100,000

Current EPC Rating - 80 (C)
Current Council Tax Band - D

## Property Description

MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply. A modern and light second floor apartment situated in a most popular gated development and benefiting from only one immediate neighbour. Offering accommodation comprising a bright open plan lounge/kitchen/diner, double bedrooms with fitted wardrobes, modern bathroom, secure under ground parking space and communal gardens. The property has been rented out until recently at £925 per calendar month and further benefits from a replacement Worcester gas central heating boiler (fitted February 2026) with the remainder of a 5 year guarantee.

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 Furnishing
This property has been digitally furnished 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

Open Plan Lounge/Kitchen/Diner - 22' 2" x 12' 1" (6.76m x 3.68m)

Double Bedroom - 13' 8" x 8' 6" (4.17m x 2.59m)

Modern Bathroom

Tenure

We are advised by the vendor that the property is leasehold with approx. 975 years remaining on the lease, a service charge of approx. £241.42 per month and a ground rent of approx. £202.04 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 – B

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.