



smarthomes

Grove House, Main Street

Dickens Heath, Solihull

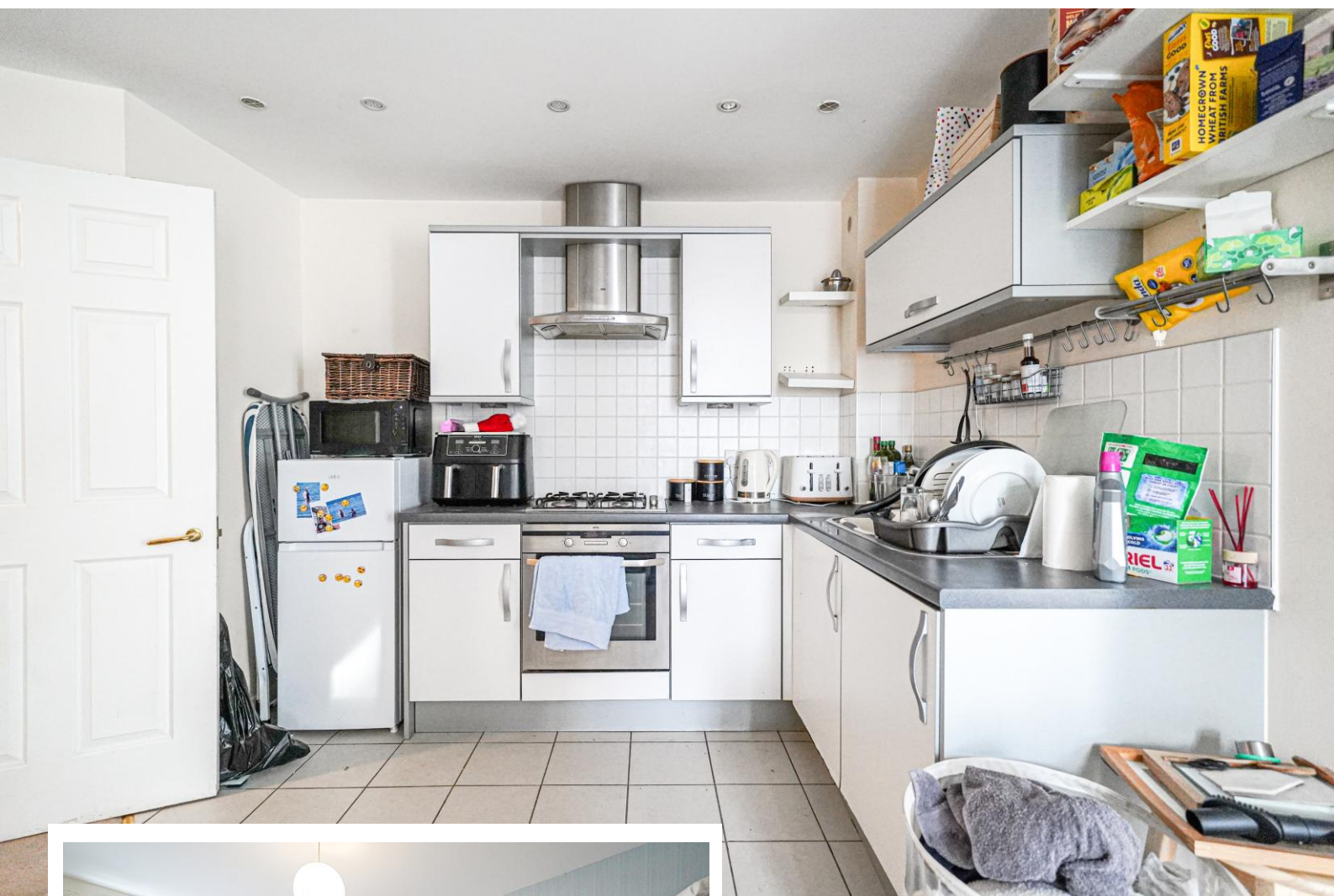
- A Well Presented Two Double Bedroom Apartment
- Open Plan Lounge/Kitchen/Diner with Juliet Balconies
- En-Suite Shower Room & Family Bathroom
- No Upward Chain

Guide Price £115,000

Current EPC Rating - C

Current Council Tax Band - C





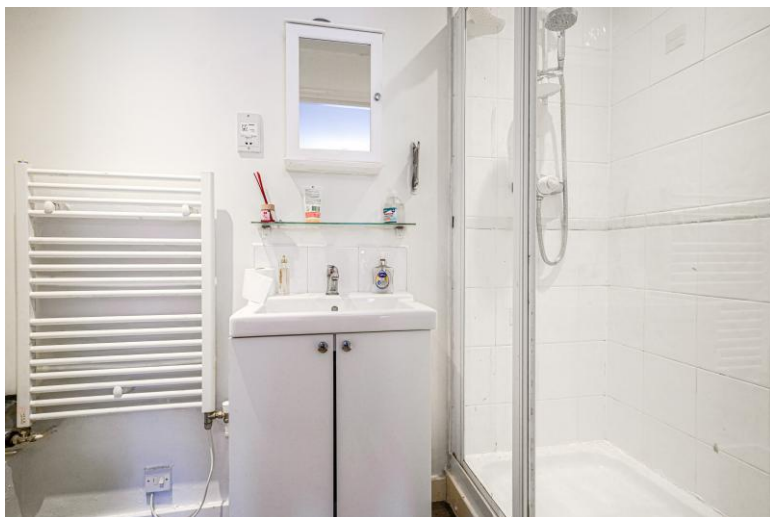
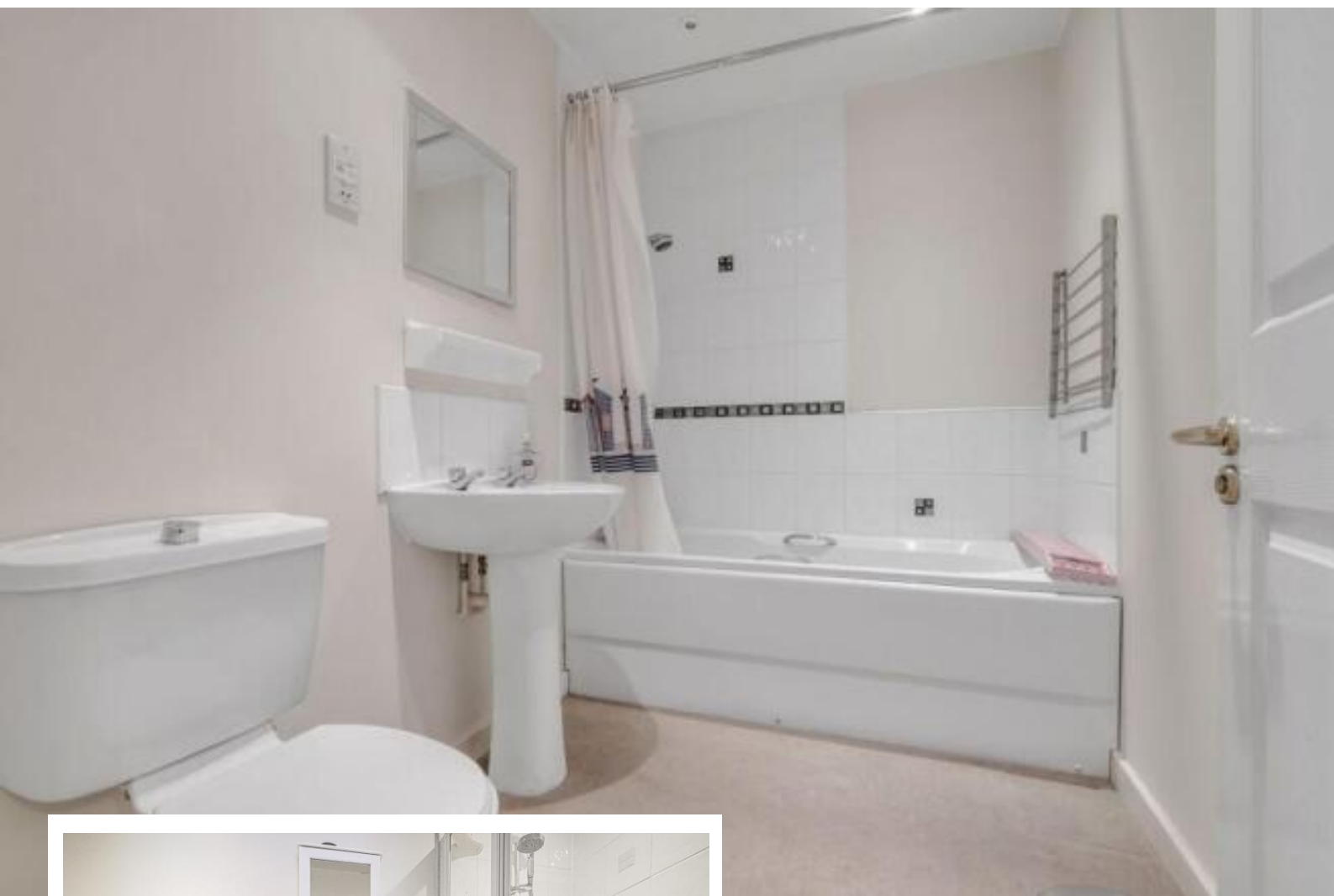
Property Description

MODERN AUCTION PROPERTY

T&C's and Buyers Fees Apply

A very well presented first floor apartment situated in a most popular location benefiting from no upward chain. Offering accommodation comprising a spacious open plan lounge/kitchen/diner, two double bedrooms, en-suite shower room and bathroom

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

Superb Open Plan Lounge/Kitchen/Diner 5.99m max x 5.36m max (19'8" max x 17'7" max)

Bedroom One 3.78m x 3.66m (12'5" x 12'0")

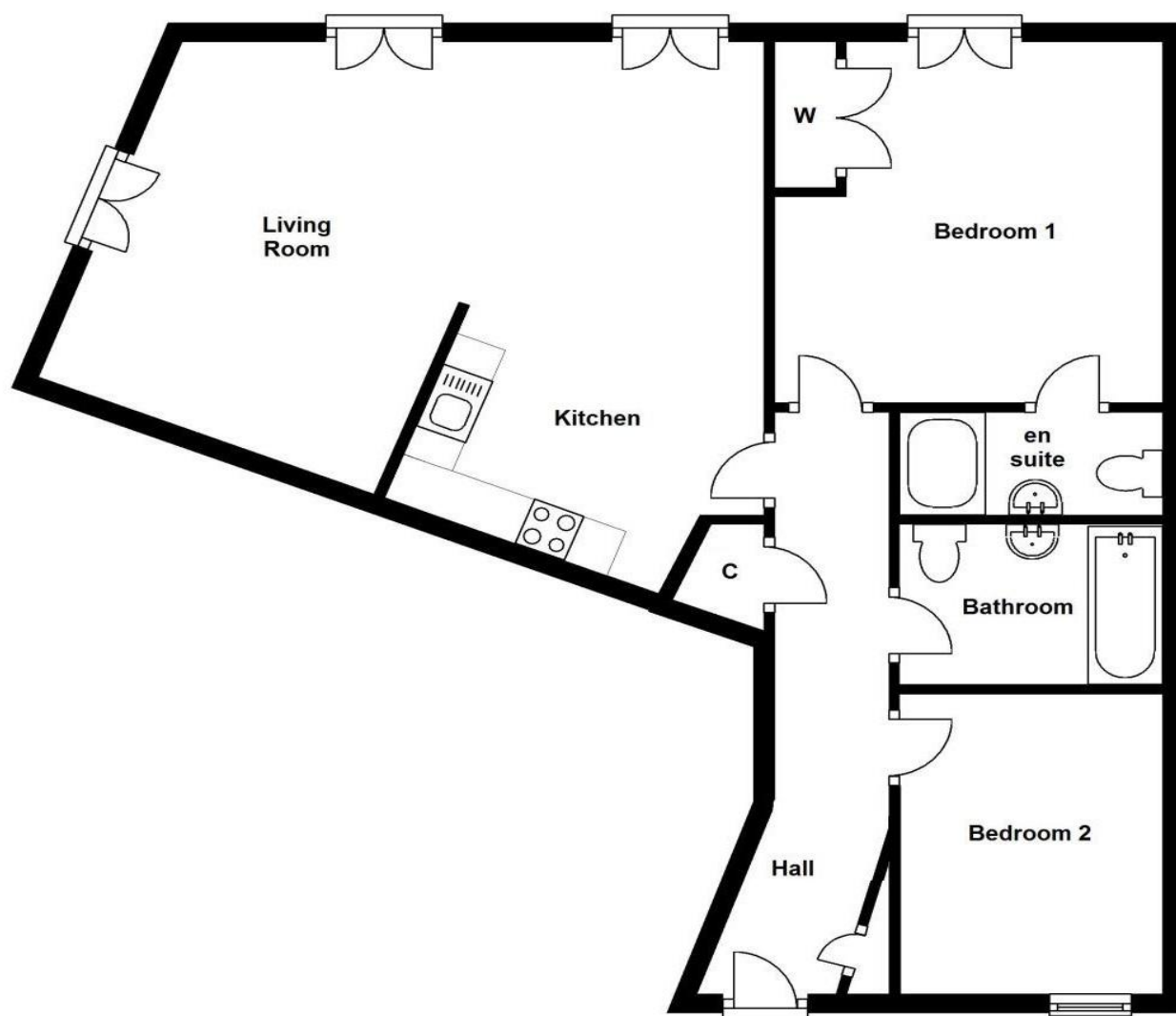
En-Suite Shower Room

Bedroom Two 3.15m x 2.46m (10'4" x 8'1")

Bathroom 2.46m x 1.65m (8'1" x 5'5")

Tenure

We are advised by the vendor that the property is leasehold with approx. 976 years remaining on the lease, a service charge of approx. £2,400 per annum and a ground rent of approx. £202 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 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.