



smarthomes

## Ascote Lane

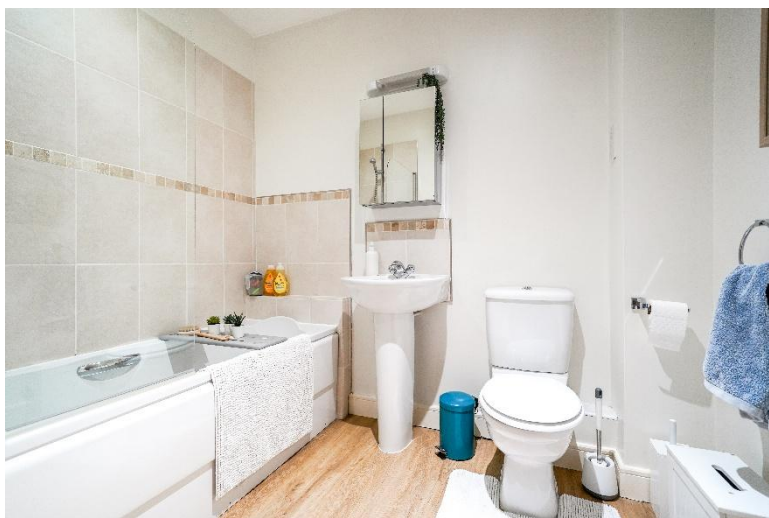
Dickens Heath, Solihull

- A Spacious Three Storey Four Bedroom Town House
- Modern Fitted Kitchen & Spacious Lounge/Diner
- Westerly Facing Rear Garden & Southerly Facing Roof Terrace
- Three Secure Gated Parking Spaces

**Offers Over £390,000**

Current EPC Rating - C  
Current Council Tax Band - E

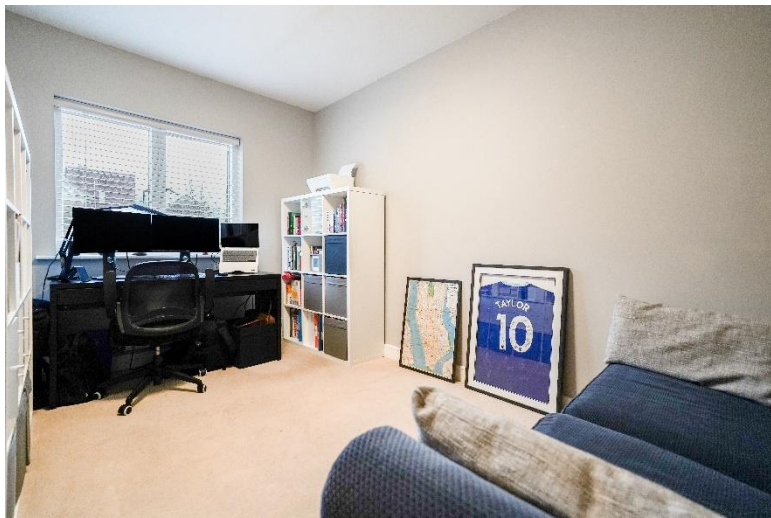




## Property Description

A beautifully presented three storey family home situated in a most convenient and popular location. Offering accommodation comprising a spacious lounge/diner, fitted kitchen, guest W.C, three first floor bedrooms, first floor family bathroom, superb second floor master suite with re-fitted en-suite shower room and Southerly facing roof terrace, landscaped Westerly facing rear garden and three secure gated 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 to Rear 5.18m x 4.8m (17'0" x 15'9")

Fitted Kitchen to Front 3.15m x 2.79m (10'4" x 9'2")

Bedroom Two to Front 4.75m x 2.69m (15'7" x 8'10")

Bedroom Three to Rear 3.96m x 2.74m (13'0" x 9'0")

Bedroom Four to Rear 2.72m x 2.01m (8'11" x 6'7")

Family Bathroom

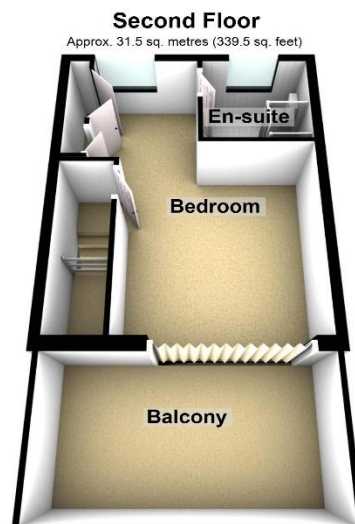
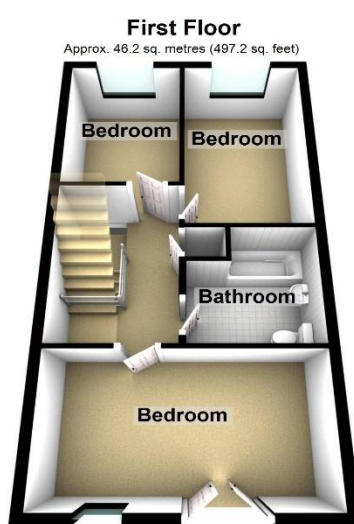
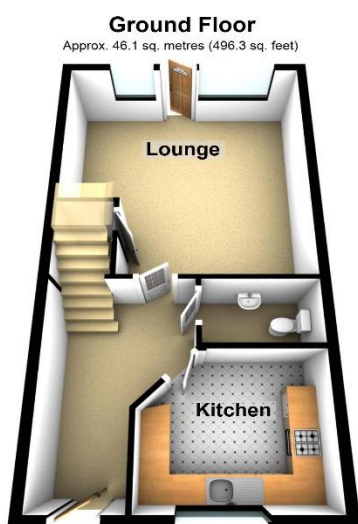
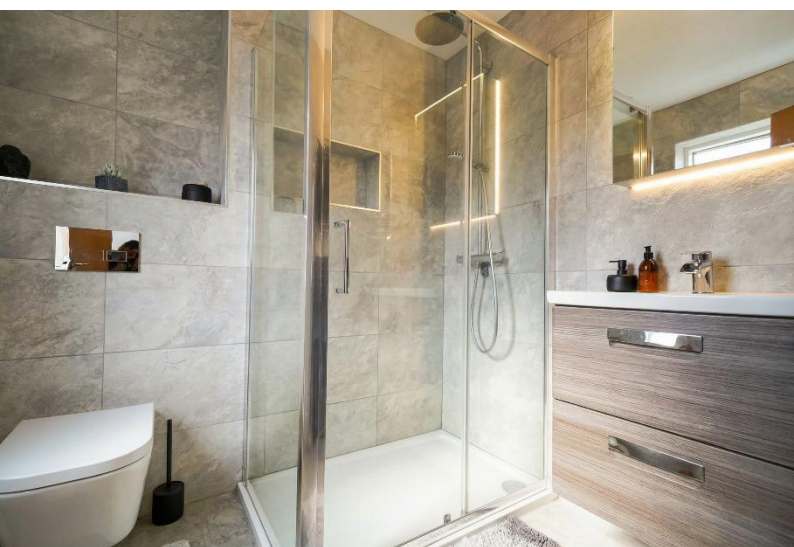
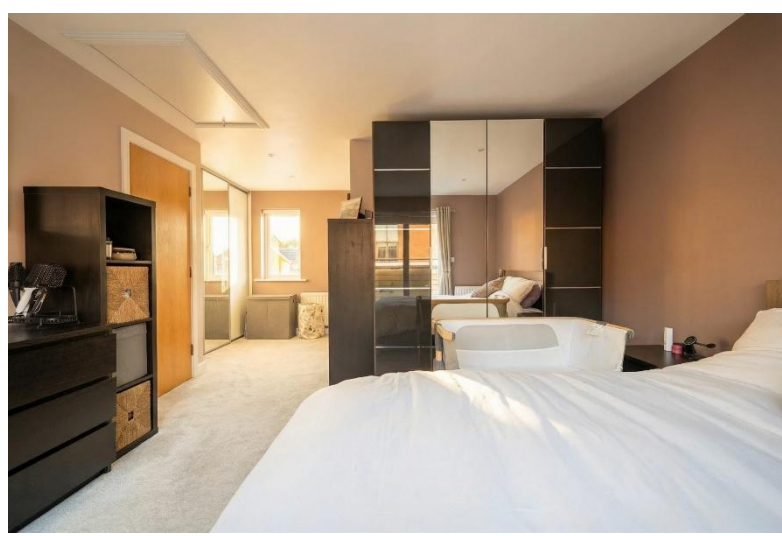
Dual Aspect Second Floor Master Bedroom 6.45m max x 3.71m max (21'2" max x 12'2" max)

Re-Fitted En-Suite Shower Room to Rear

Tenure

We are advised by the vendor that the property is leasehold with approx. 978 years remaining on the lease, a service charge of approx. £700 per annum for maintenance of the parking and communal areas and a ground rent of approx. £100 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 – E



Total area: approx. 123.8 sq. metres (1333.0 sq. feet)

316 Stratford Road  
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Solihull  
B90 3DN

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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 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.