



Ledwell

Dickens Heath, Solihull

- An Extremely Well Presented Semi-Detached Property
- Three Bedrooms
- Modern Breakfast Kitchen
- Spacious Lounge
- En-Suite Shower Room
- Well Maintained Rear Garden

£375,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A very well presented three bedroom semi-detached family home briefly affording lounge, kitchen diner, en suite, family bathroom, private well presented rear garden, garage and on-road parking

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

Lounge to Rear 5.2m x 3.1m (17'0" x 10'2")

Kitchen Diner 5.2m x 3.2m (17'0" x 10'5")

Bedroom One to Front 3.2m x 3.2m (10'5" x 10'5")

En Suite Shower Room

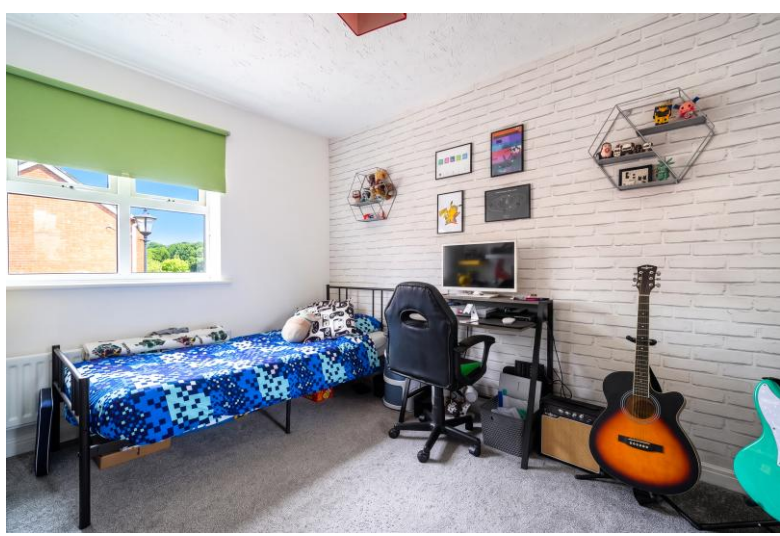
Bedroom Two to Rear 4.4m x 3.7m (14'5" x 9'10")

Bedroom Three to Front 3m x 1.9m (9'10" x 6'2")

Family Bathroom to Front 2.8m x 1.5m (9'2" x 4'11")

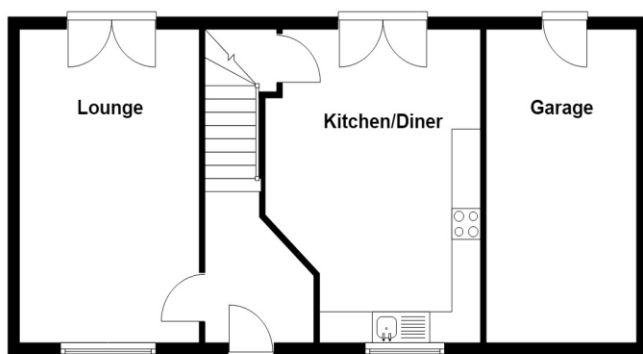
Tenure

We are advised by the vendor that the property is leasehold with approx. 971 years remaining on the lease, a service charge of approx. £120 per annum 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 – D



Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



First Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



Total area: approx. 109.4 sq. metres (1177.8 sq. feet)

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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.