



smarthomes

Lock House, Waterside

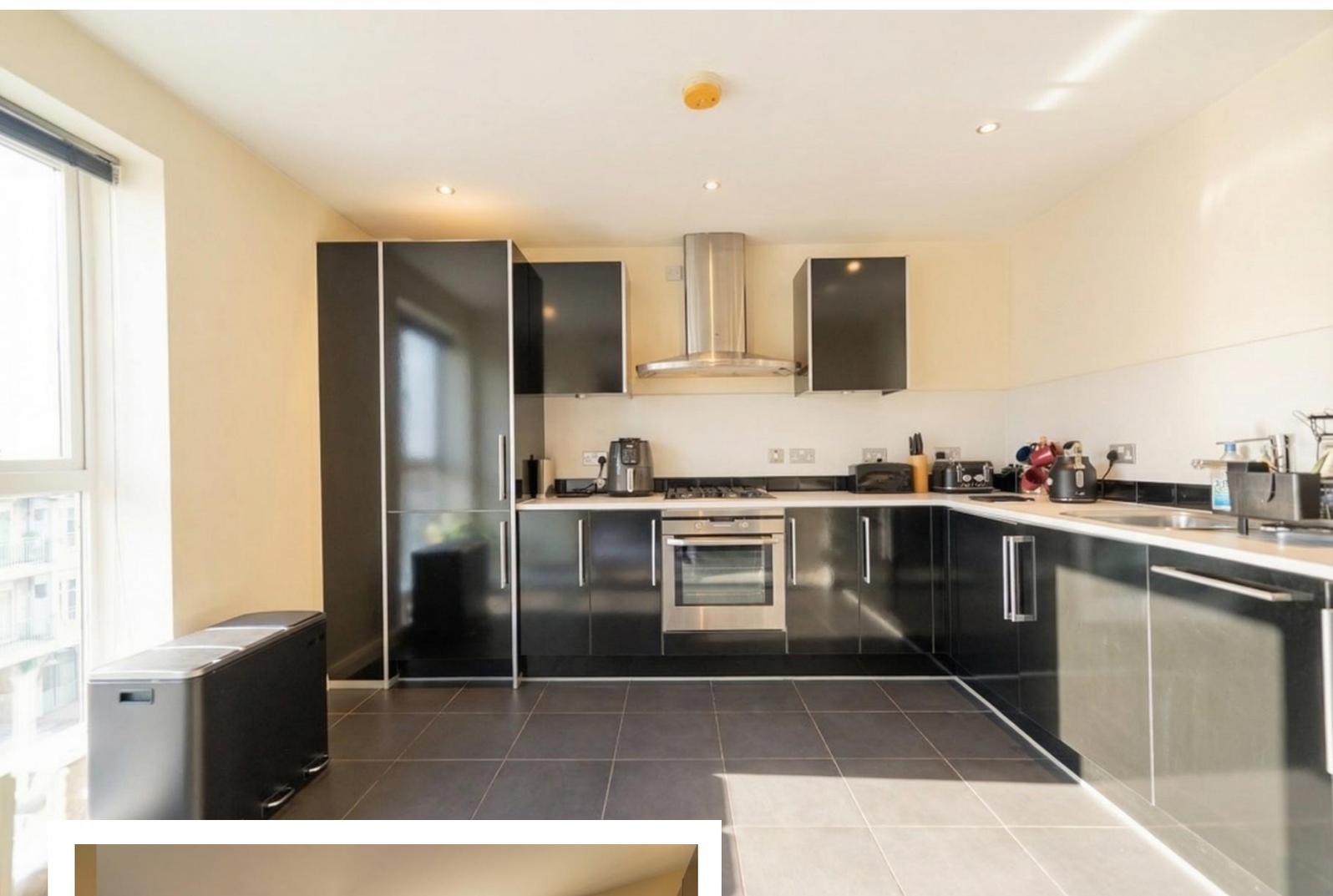
Dickens Heath, Solihull

- A Well Presented Two Double Bedroom Apartment
- Modern Open Plan Fitted Kitchen/Diner/Lounge
- Modern En-Suite Shower Room & Family Bathroom
- Secure Allocated Parking Space

£195,000

Current EPC Rating - B
Current Council Tax Band - C

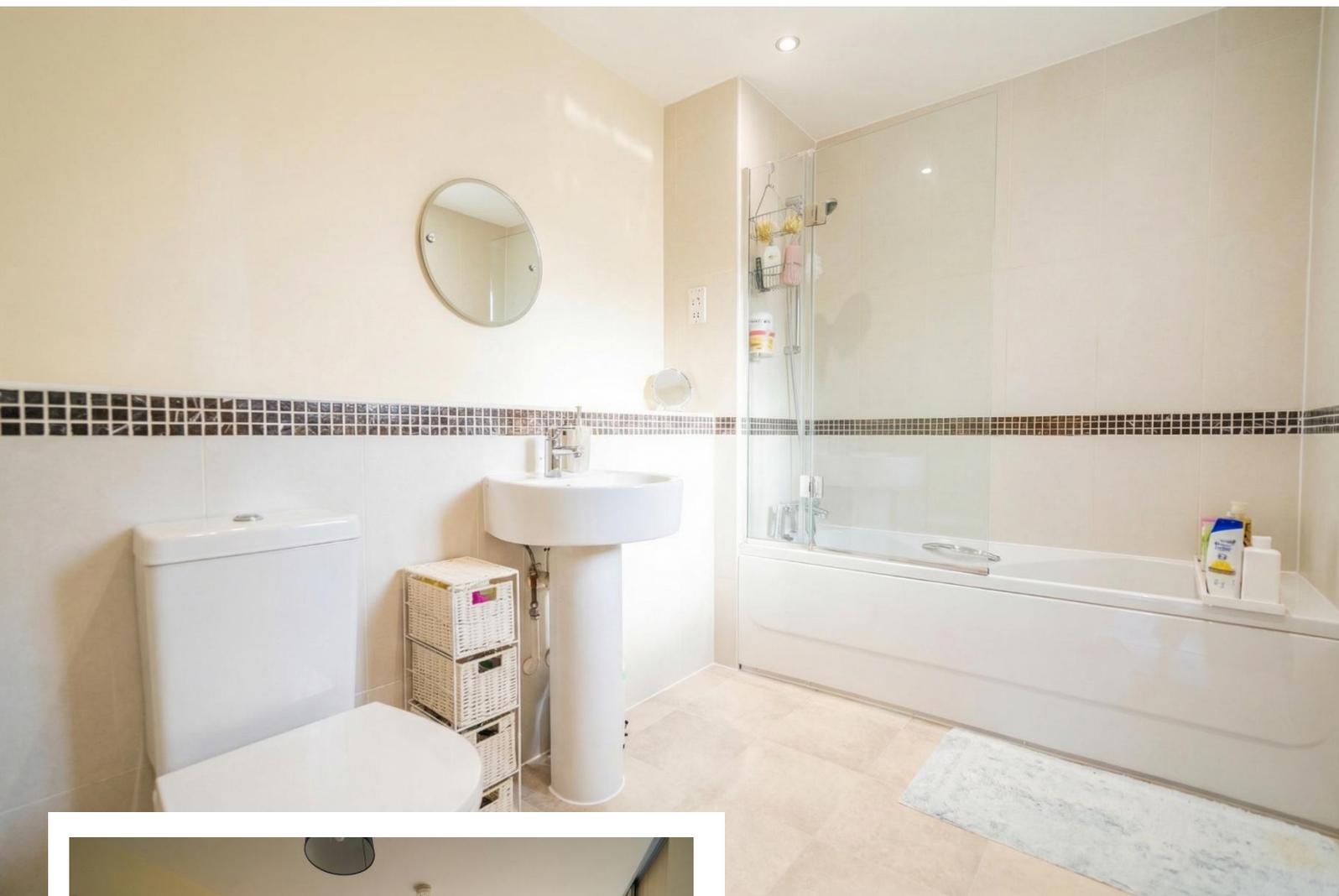




Property Description

A well presented and spacious third floor apartment benefitting from a secure allocated underground parking space, two large double bedrooms, contemporary kitchen, spacious lounge/diner, en-suite shower room and family 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

Spacious Lounge/Diner 5.08m x 4.01m (16'8" x 13'2")

Contemporary Kitchen 3.71m x 2.97m (12'2" x 9'9")

Bedroom One 5.84m max x 3.25m (19'2" max x 10'8")

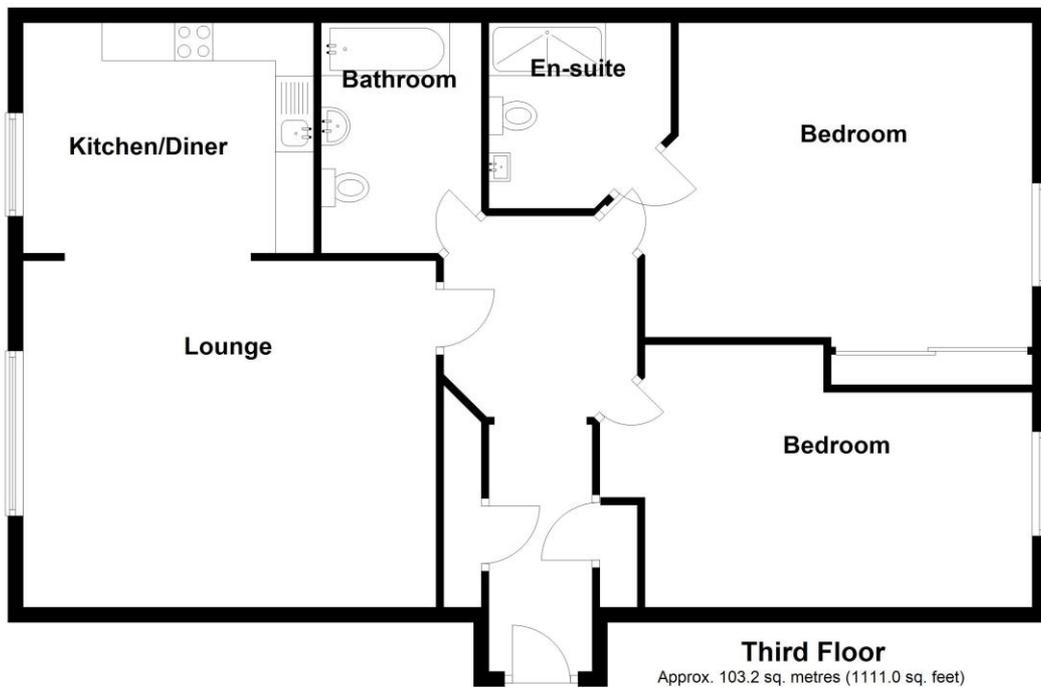
En-Suite Shower Room 2.24m x 1.98m (7'4" x 6'6")

Bedroom Two 5.87m max x 3.76m max (19'3" max x 12'4" max)

Bathroom 2.97m max x 2.08m (9'9" max x 6'10")

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. £3,594.40 per annum and a ground rent of approx. £202.02 per annum but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Council tax band C



Total area: approx. 103.2 sq. metres (1111.0 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 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.