



smarthomes

## West Court, Rumbush Lane

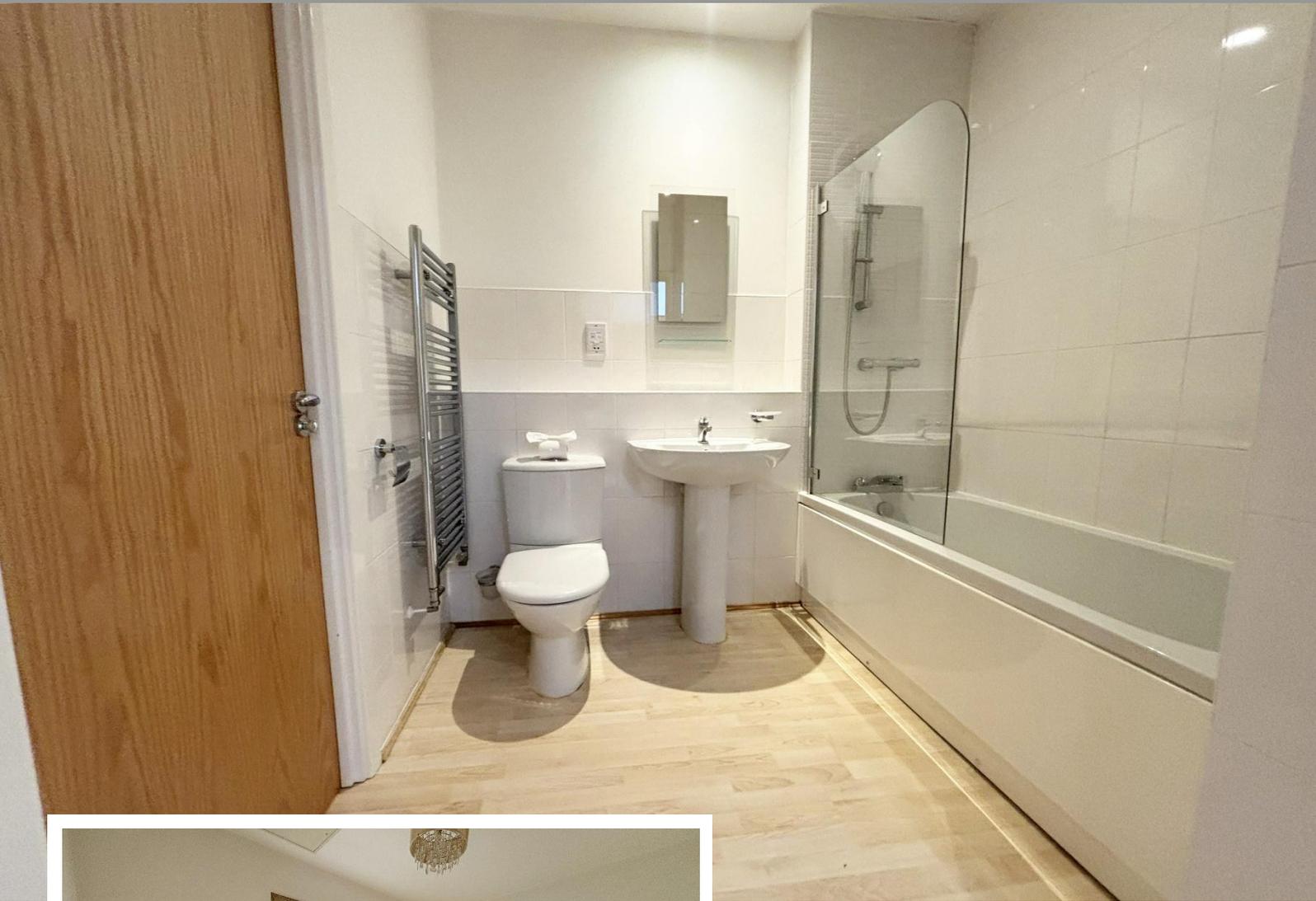
Dickens Heath, Solihull

- An Immaculately Presented Two Bedroom Apartment
- Spacious Open Plan Lounge/Kitchen/Diner
- Large Private Balcony
- Jack & Jill En-Suite Bathroom and Secure Allocated Parking

**£195,000**

Current EPC Rating - C  
Current Council Tax Band - C

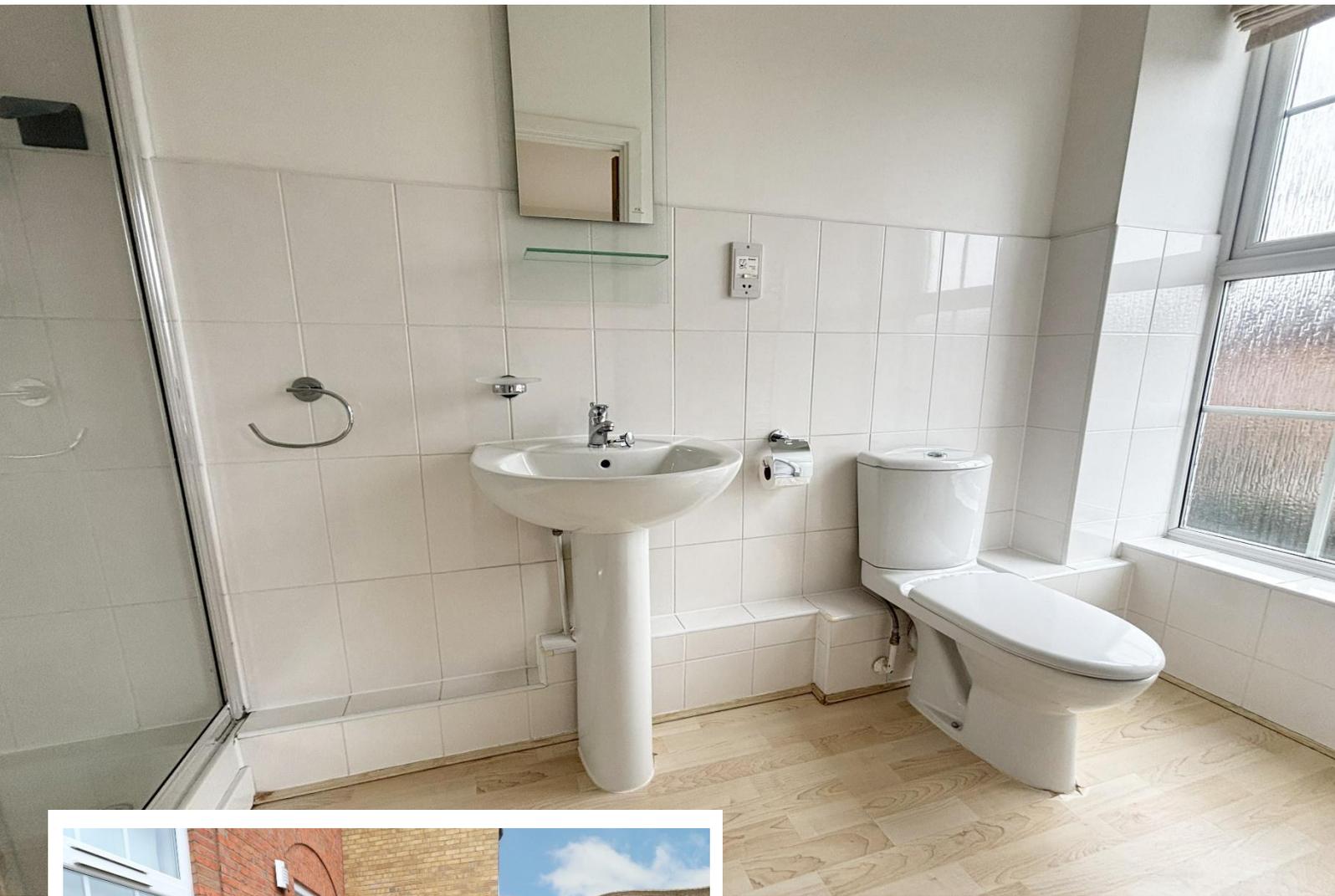




## Property Description

A modern first floor apartment benefitting from no upward chain, large private balcony, open plan living/dining/kitchen, two double bedrooms, en-suite shower room, Jack & Jill bathroom, two secure underground parking spaces and well maintained communal gardens

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

Open Plan Living/Dining/Kitchen 4.8m x 4.55m (15'9" x 14'11")

Large Private Balcony

Bedroom One 3.35m x 3.12m (11'0" x 10'3")

En-Suite Shower Room

Bedroom Two 3.51m x 2.77m (11'6" x 9'1")

Jack & Jill 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. £3,665 per annum and a ground rent of approx. £202.02 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 - C

## First Floor

Approx. 64.4 sq. metres (693.1 sq. feet)



Total area: approx. 64.4 sq. metres (693.1 sq. feet)

316 Stratford Road  
Shirley  
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 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.