



smarthomes

Broom Lane

Dickens Heath, Solihull

- A Beautifully Presented Two Double Bedroom Home
- Re-Fitted Kitchen & Shower Room
- Low Maintenance South/Westerly Facing Rear Garden
- Secure Gated Garage & Driveway Parking

£325,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A very well presented modern style property situated in a delightful position overlooking the Stratford Upon Avon canal. Benefiting from no upward chain and offering accommodation comprising a re-fitted breakfast kitchen, lounge, guest W.C, two double bedrooms, re-fitted shower room, low maintenance South/Westerly facing rear garden and secure gated access to a rear garage and parking space

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 Front 4.7m x 3.5m (15'5" x 11'5")

Re-Fitted Breakfast Kitchen to Rear 3.7m x 3.5m (12'1" x 11'5")

Guest W.C

Bedroom One to Front 2.9m x 2.7m (9'6" x 8'10")

Bedroom Two to Rear 3.5m x 2.4m (11'5" x 7'10")

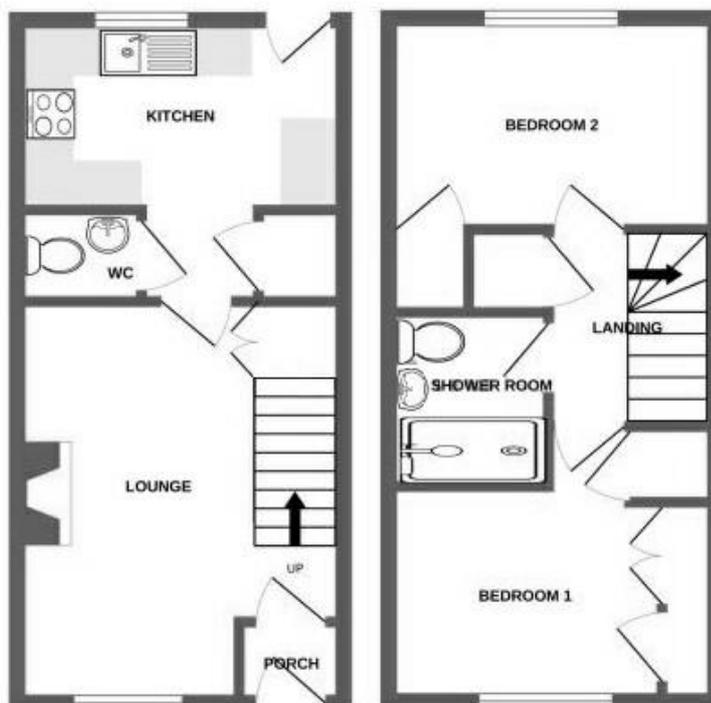
Re-Fitted Shower Room 2m x 1.6m (6'6" x 5'2")

Secure Rear Garage & Parking 5.3m x 2.5m (17'4" x 8'2")

Tenure

We are advised by the vendor that the house is freehold and that the garage is leasehold with approx. 974 years remaining on the lease, a peppercorn ground rent and a service charge of approx. £800 per annum for maintenance of the garage/parking area. 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 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.