

# Horton & Senate



178 Dickens Heath Road, Dickens Heath, Shirley, B90 1UF

£175,000

- Ground Floor Apartment
- Two Double Bedrooms
- Two Secure Allocated Parking Spaces
- INVESTMENT OPPURTUNITY
- Recently Refurbished With Brand New Kitchen Appliances
- En Suite To Master
- NO CHAIN

# 178 Dickens Heath Road, Shirley B90 1UF

\*\*\*NO CHAIN\*\*\* Situated on the ground floor, this apartment offers a convenient and accessible living space. With one reception room, you'll have plenty of space to relax and entertain guests. The property comes with the added bonus of two allocated parking spaces, ensuring you never have to worry about parking again.

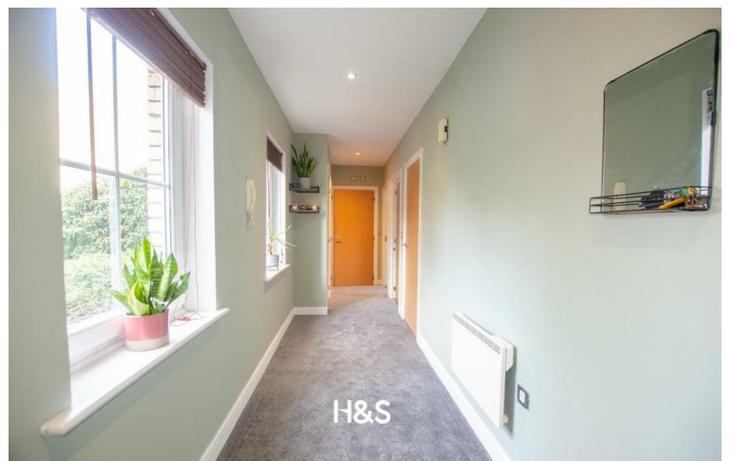
Whether you're looking to step onto the property ladder or expand your investment portfolio, this apartment is a fantastic choice. Don't miss out on the chance to own this lovely property with no chain attached. Contact us today to arrange a viewing and make this apartment your new home!

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Council Tax Band:



## **SUMMARY**

NO CHAIN A brilliant ground floor two bedroom apartment situated in the heart of Dickens Heath Village. The apartment comprises of secured gated vehicle entry (currently unallocated), secure door entry system, two double bedrooms, master en-suite, well appointed lounge/diner, integrated appliances.

## **ACCESS**

Pedestrian entrance via the Dickens Heath Road or vehicular access via secure gated entry at the side of the development leading to allocated parking spaces;

## **COMMUNAL ENTRANCE**

Door into ground floor with post boxes, front access to Dicken Heath Road and front door,

## **ENTRANCE HALL**

This large hallway boasts large amounts of natural light, doors to accommodation and storage cupboard;

## **MASTER BEDROOM**

Double glazed window to the front elevation, wall mounted central radiator, and door into en-suite;

## **EN-SUITE SHOWER ROOM**

Well appointed shower room, the suite comprises of a close coupled w.c., pedestal sink with mixer tap, walk in shower cubicle and heated towel rail.

## **BEDROOM TWO**

Double glazed window to the front elevation, wall mounted central radiator.

## **LOUNGE/DINER**

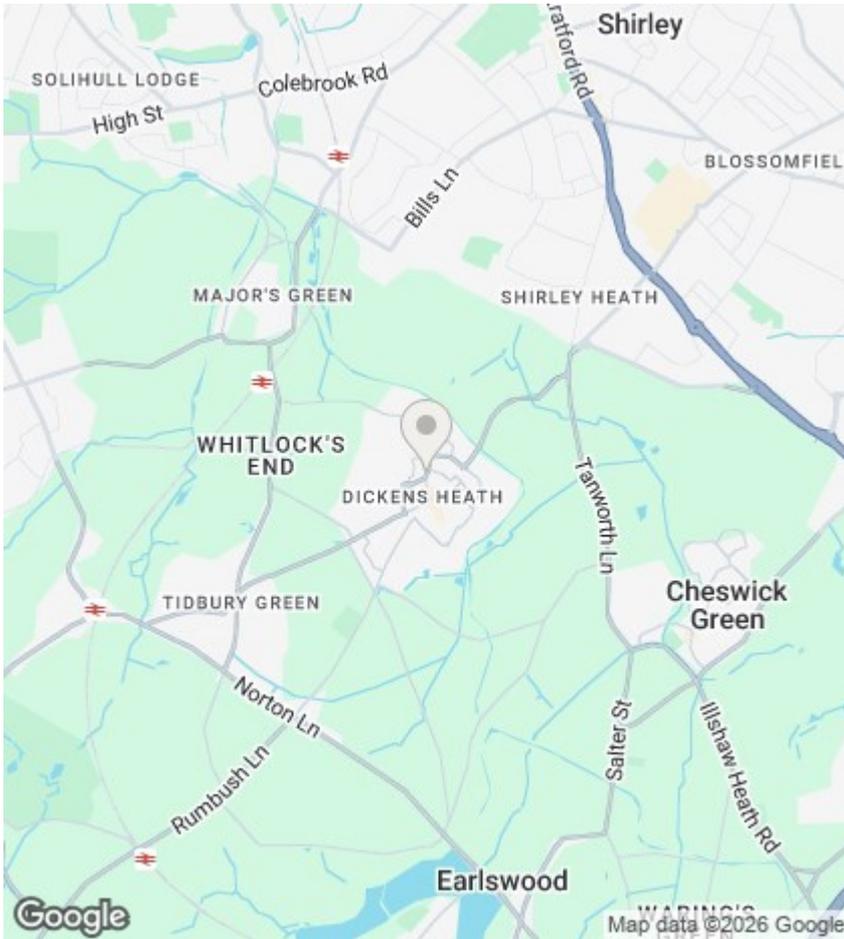
Large lounge/diner, currently split with a range of furniture acting as the lounge space leading to further dining area and open plan kitchen with built in appliances, Double glazed windows to the front and rear elevations.

## **BATHROOM**

Bathroom comprising of; panel bath, close coupled w.c., pedestal sink and obscure glazed window to the rear elevation.







## Directions

## Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor

