



smarthomes

## Sovereign House, Main Street

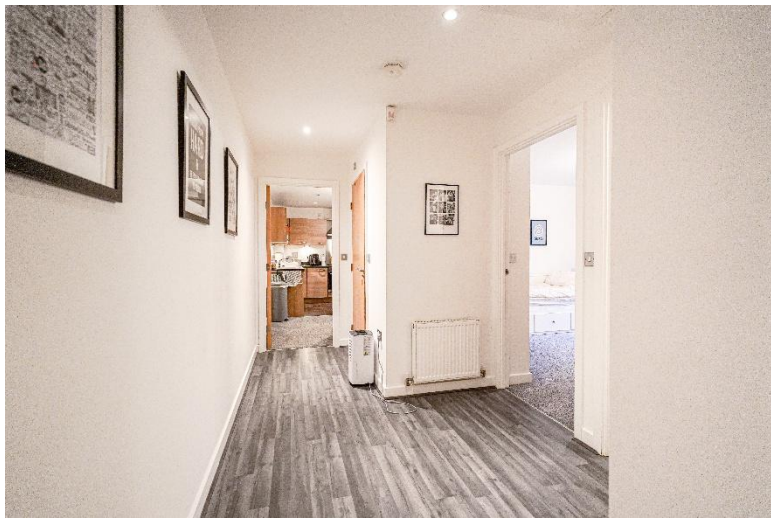
Dickens Heath, Solihull

- An Extremely Well Presented First Floor Apartment
- Two Double Bedrooms
- Master En Suite Bathroom
- Superb Open Plan Lounge Kitchen Diner
- Shower Room
- Two Underground Allocated Parking Spaces
- Double Glazing & Gas Central Heating

**Offers Over £170,000**

Current EPC Rating - 84 (B)  
Current Council Tax Band - C

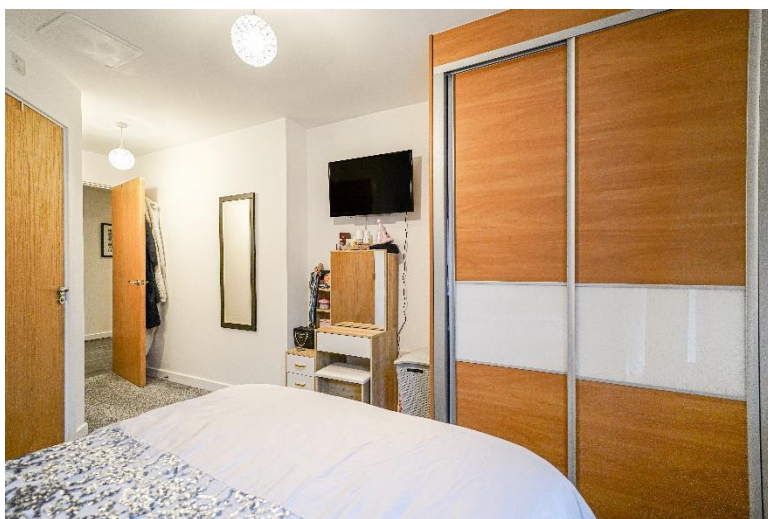




## Property Description

An extremely well presented first floor two double bedroom apartment benefiting from superb open plan lounge kitchen diner, en suite bathroom to master, shower room, balcony and two allocated parking spaces

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

Private Entrance Hall

Superb Open Plan Lounge Kitchen Diner - 5.7m x 3.8m (18'8" x 12'5")

Master Bedroom to Rear - 5.1m (to door recess) x 3.2m (16'8" x 10'5")

En Suite Bathroom

Bedroom Two to Rear - 3.4m x 3.4m (11'1" x 11'1")

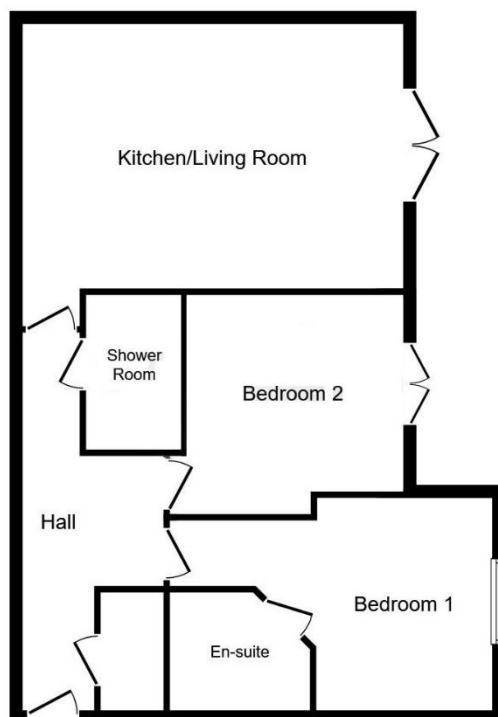
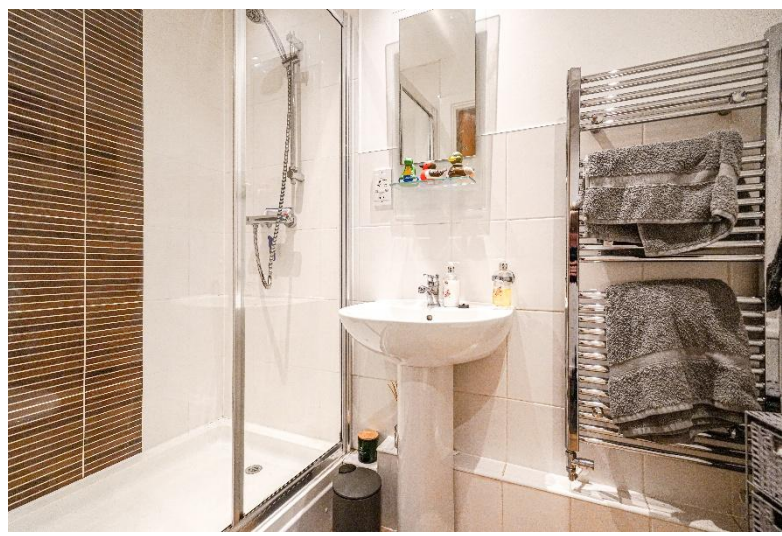
Shower Room - 1.6m x 1.2m (5'2" x 3'11")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 976 years remaining on the lease, a service charge of approx. £3,216 per annum and a ground rent of approx. £200 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 – 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 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.