

**FOR SALE**



**Dickens Heath Road, Dickens Heath**

**2 Bedrooms, 2 Bathroom, Flat**

**£186,995**

  
**MARTIN&CO**





## Dickens Heath Road, Dickens Heath

2 Bedrooms, 2 Bathroom

£186,995

- Exceptional Two Bedroom Apartment
- Master Bedroom with Ensuite Shower Room
- Lounge and Fitted Kitchen
- Single Garage in Adjacent Block
- EPC Rating C Council Tax Band C



**OVERVIEW** Spacious second floor apartment situated on the outskirts of the popular Dickens Heath development presented to a high standard throughout. Being sold with No Upward Chain the immaculate accommodation includes hallway, spacious lounge, fitted kitchen, master bedroom with en suite shower room, second double bedroom, bathroom and single garage in adjacent communal block.

**GROUND FLOOR** with security entry phone system and stairs to the upper floors.

### SECOND FLOOR

#### APARTMENT 104

**HALLWAY** with timber entrance door having spyhole inset, entry phone system, electric storage heater and Airing Cupboard off.

**LOUNGE** 17' 10" x 12' 6" (5.45m x 3.83m) a bright and airy room having two double glazed windows to the front and two electric storage heaters.

**FITTED KITCHEN** 9' 1" x 9' 0" (2.78m x 2.76m) being fitted with range of matching white gloss fronted soft close base and wall units with roll edge work surfaces having inset one and a half bowl sink unit and built in four plate electric hob unit having extractor hood over and separate oven in three quarter height housing. There is plumbing for both dishwasher and washing machine, electric panel heater and double glazed window.

**MASTER BEDROOM** 12' 2" x 10' 0" (3.71m x 3.07m) with built in double wardrobe, double glazed window and electric panel heater.

**EN SUITE SHOWER ROOM** fitted with shower cubicle,



pedestal wash hand basin, low flush w.c., and obscure double glazed window.

annum and service charge of £1777.52 per annum. (To be verified by your solicitor).

**BEDROOM TWO** 12' 2" x 10' 1" (3.71m x 3.08m) with single wardrobe, two double glazed windows and electric heater.

**BATHROOM** 6' 8" x 6' 3" (2.04m x 1.91m) being part tiled and fitted with panelled bath having shower attachment over, pedestal wash hand basin, low flush w.c., electric panel heater and obscure double glazed window.

**OUTSIDE** The property stands in communal grounds for the use of the residents.

**SINGLE GARAGE** situated in adjacent communal block.

**TENURE** We are advised by the vendor that the property is **LEASEHOLD** having approximately 100 years unexpired with annual ground rent of £110 per







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(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		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





For Illustrative Purposes Only Not to Scale



## Martin & Co Solihull

165 Stratford Road • Shirley • Solihull • B90 3AX  
T: • E: solihull@martinco.com

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.