

FOR SALE



Dickens Heath Road, Dickens Heath
Offers Over £151,900


MARTIN & CO



Dickens Heath Road, Dickens Heath

2 Bedrooms, 2 Bathroom

Offers Over £151,900

- No Upward Chain
- Two Double Bedrooms
- Master Bedroom with En Suite Shower Room
- Open Plan Lounge/Kitchen

OVERIEW With No Upward Chain this two bedroom two bathroom top floor flat is situated close to the centre of Dickens Heath includes spacious open plan lounge/kitchen area, master bedroom with en suite shower room, second double bedroom, family bathroom and two allocated parking spaces in secure gated parking area.

ACCOMMODATION COMPRISES:-

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN AREA 24' 6" x 17' 8" (7.47m x 5.39m)

MASTER BEDROOM 12' 7" x 11' 3" (3.85m x 3.44m)

EN SUITE SHOWER ROOM

BEDROOM TWO 12' 7" x 10' 8" (3.85m x 3.26m)

FAMILY BATHROOM

OUTSIDE

TWO ALLOCATED PARKING SPACES



TENURE We are advised by the vendor that the property is **LEASEHOLD** having approximately 105 years unexpired with annual service charge of £2011 and ground rent of £325.

ANTI MONEY LAUNDERING POLICY Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £54 inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

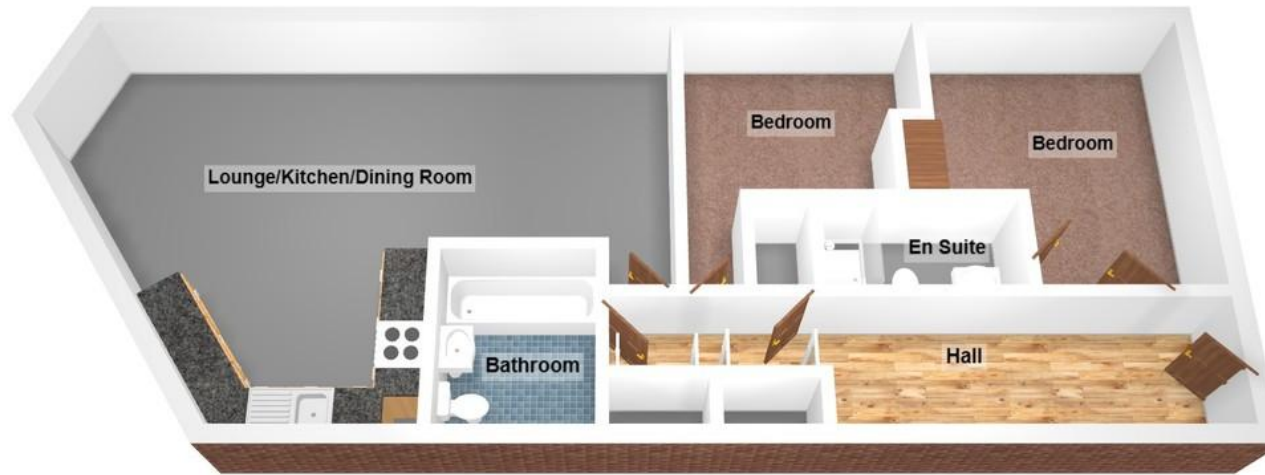
This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale

on the property you would like to buy.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		



For Illustrative Purposes Only Not to Scale

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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 form 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.