



## Dickens Heath Road, Solihull

Guide Price £215,000





## PROPERTY OVERVIEW

Situated in the desirable location of Dickens Heath, this ground floor apartment offers a fantastic opportunity for first-time buyers and investors, with the added benefit of no upward chain. Boasting a prime position within walking distance of local amenities, bars, and restaurants, this two-bedroom property is presented spaciouly throughout. Upon entry, the apartment reveals a large open plan kitchen, dining, and family room, ideal for modern living and entertaining. The accommodation further comprises two well-proportioned double bedrooms, with the principal bedroom enjoying the convenience of an ensuite bathroom. Additionally, a family bathroom serves the second bedroom and guests. Accessed through a secure gated entrance, the property provides a sense of security and privacy. The entrance leads to a large courtyard, adding a pleasant outdoor space for residents. With its convenient location and generous living spaces, this apartment presents an attractive opportunity for prospective buyers seeking a comfortable and well-located residence in Dickens Heath.





#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold

- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Open Plan Kitchen / Dining / Family Room
- Principal Bedroom With Ensuite
- Secure Gated Entrance & Courtyard Area
- Short Distance To Local Amenities
- Early Viewing Essential



#### HALLWAY

#### KITCHEN / DINING / FAMILY ROOM

21' 3" x 19' 2" (6.48m x 5.84m)

#### PRINCIPAL BEDROOM

17' 7" x 13' 3" (5.36m x 4.03m)

#### ENSUITE

6' 9" x 5' 7" (2.05m x 1.70m)

**BEDROOM TWO**

13' 3" x 9' 7" (4.04m x 2.93m)

**BATHROOM**

6' 8" x 5' 7" (2.04m x 1.71m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 85.0 sq.m. = 915 sq.ft. approx.

**ITEMS INCLUDED IN SALE**

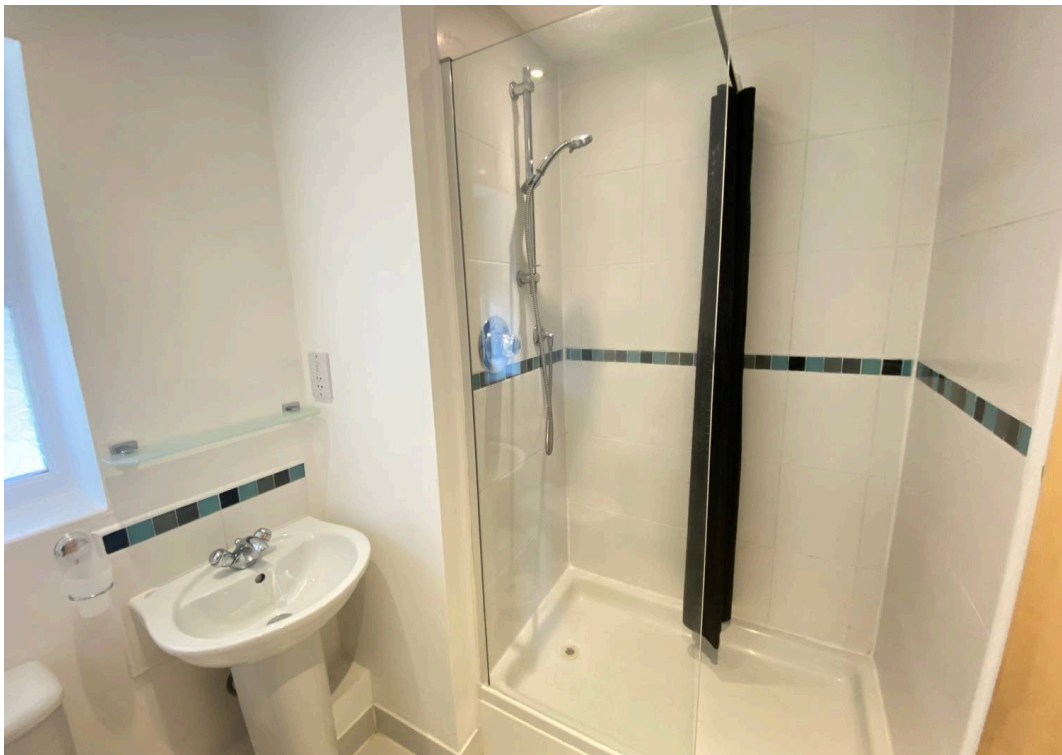
Zanussi integrated oven, Zanussi integrated hob, extractor, fridge freezer, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms and all light fittings.

**ADDITIONAL INFORMATION**

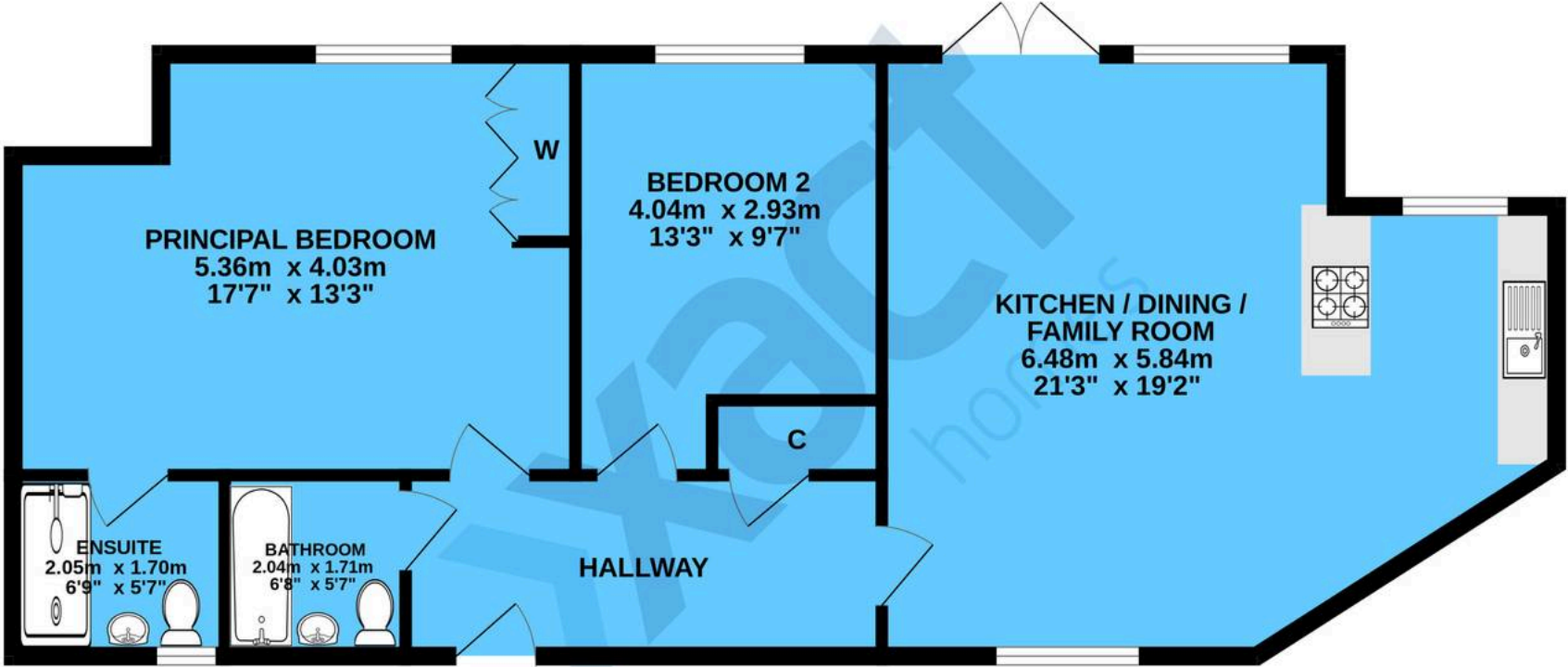
Services - electricity and mains sewers. Ground rent - £100.00 (pa). Service charge - £2600.00 (pa).

**INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# GROUND FLOOR



TOTAL FLOOR AREA : 85.0 sq.m. (915 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Xact Homes

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