



# Rumbush Lane, Dickens Heath

Guide Price £155,000





## PROPERTY OVERVIEW

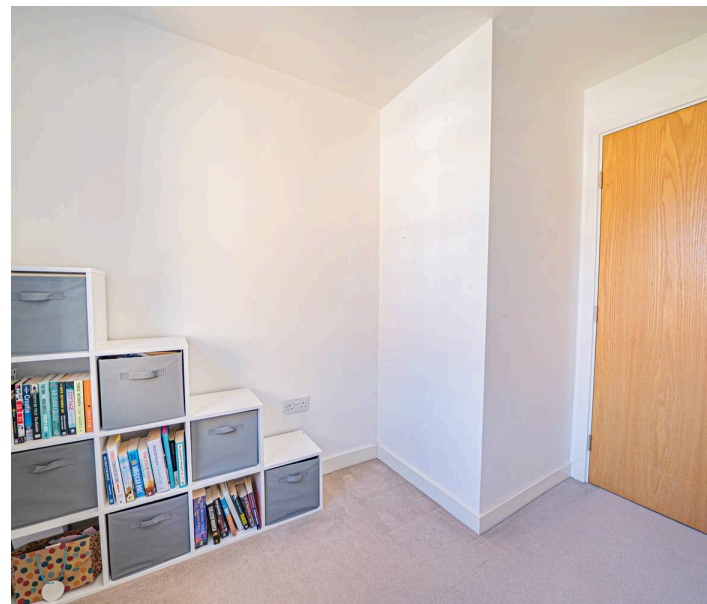
This well-presented two bedroom top floor apartment is offered to the market with no upward chain, making it an ideal opportunity for first-time buyers or investors.

Situated in a sought-after location close to a range of local shops and amenities, the property features a spacious open-plan kitchen, dining and living room, providing a modern and sociable living space.

The principal bedroom is generously sized, while the second bedroom offers versatility to function as a guest room, nursery or home office. A contemporary family bathroom completes the accommodation.

The apartment benefits from secure parking, accessed via a gated entrance, offering peace of mind and convenience for residents.

The location is particularly convenient, with excellent transport links and green spaces nearby, making it easy to enjoy both urban amenities and outdoor leisure. This apartment represents a fantastic opportunity to acquire a stylish and low-maintenance home in a popular area, with the added benefit of secure parking and attractive communal grounds.





## PROPERTY LOCATION

Dickens Heath is a vibrant and highly desirable semi-rural village, combining modern convenience with picturesque surroundings. The village centre, which this property overlooks, is the heart of the community. On your doorstep there are cosy cafes, welcoming restaurants and bars, beauty salons, health and wellness centres, and essential conveniences such as a supermarket, pharmacy, opticians and GP and dentist surgeries. The village is close to both primary and secondary schools with excellent reputations for academic achievement and extra-curricular programmes, making it an ideal setting for families prioritising quality education. Dickens Heath is in the catchment for Alcester and Stratford Grammar schools, Solihull School and Eversfield Prep and has its own primary school. Additionally, its community-focused atmosphere, village hall, library and youth club contribute to a supportive environment for local children. For leisure, there are beautiful walking trails, canals, parks and nearby countryside, as well as a local nature reserve. With excellent transport links to Birmingham and Stratford-upon-Avon (via its own railway station, Whitlocks End), Solihull town centre and the M42 and M40 motorways, Dickens Heath combines a tranquil village lifestyle with easy access to urban conveniences, ideal for families and professionals alike.

Council Tax band: C

Tenure: Leasehold





- Two Bedroom Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Walking Distance To All Shops & Amenities
- Open Plan Kitchen / Dining / Living Room
- Double Bedroom & Versatile Single
- Family Bathroom
- Secure Allocated Parking Space



**ENTRANCE HALLWAY**

**KITCHEN / DINING / LIVING ROOM**

18' 10" x 12' 5" (5.75m x 3.78m)

**PRINCIPAL BEDROOM**

13' 11" x 9' 3" (4.25m x 2.83m)

**BEDROOM TWO**

8' 2" x 7' 3" (2.50m x 2.22m)

**BATHROOM**

7' 10" x 6' 9" (2.40m x 2.05m)

**TOTAL SQUARE FOOTAGE**

52.0 sq.m (555 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**SECURE GATED ALLOCATED PARKING SPACE**

**COMMUNAL GROUNDS**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, all blinds, all light fittings and fitted wardrobes in one bedroom.

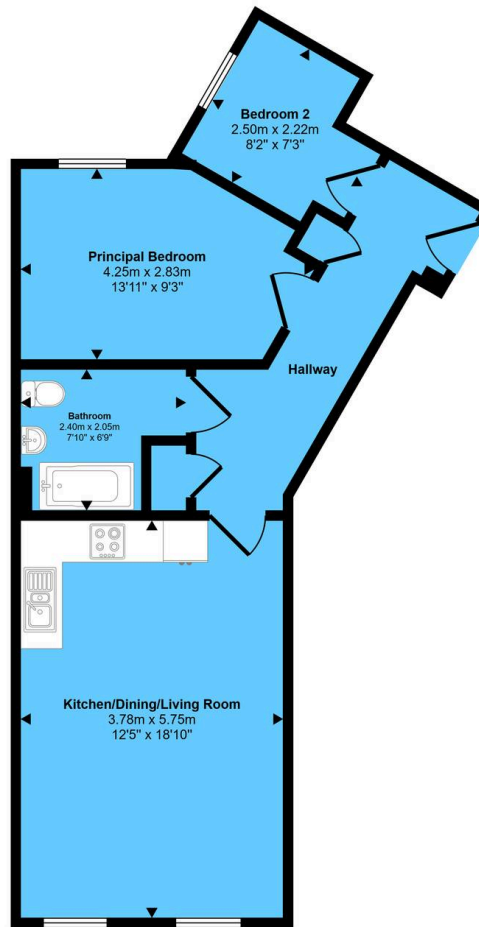
#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Service charge - £2,900.00 pa. Ground rent - £250.00 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.

Approx Gross Internal Area  
52 sq m / 555 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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