

# Horton & Storey



239 Dickens Heath Road, Dickens Heath,  
Shirley,

£180,000

# Property Features

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- Top Floor Apartment
- Secure Underground Car Parking
- Central Location
- Two Bedrooms
- En Suite
- Open Plan Kitchen/Lounge/Dining
- Long Lease
- Must View

## Full Description

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**LOCAL AREA** Dickens Heath Village is set in a convenient location in Solihull. It has its own shops, bars, restaurants and school. Dickens Heath Village is in close proximity to Shirley High Street and Solihull Town Centre. The area benefits from excellent transport links such as Whitlocks End Station, the M42 which leads to the M40, M5 and M6, Birmingham International Airport and Birmingham International Railway Station.

**APPROACH** Via secure communal entrance, leading to the communal stairway taking you to your front door on the outside terrace.

**HALLWAY** Doors leading to all rooms, access to the loft and a built in storage cupboard.

**IMPRESSIVE OPEN PLAN LOUNGE/KITCHEN/DINING AREA** 16' 8" x 19' 0" (5.1m x 5.8m)

A fantastic large open plan living area with a kitchen and dining area. The living/dining area let in plenty of light with two double glazed windows to the rear elevation. The kitchen area benefits from a range of wall and floor base units, an inset sink with mixer tap, integrated fridge freezer, dishwasher, oven and washing machine, tiling to splash prone areas and two double glazed windows to the front elevation.

**MASTER BEDROOM** 15' 3" x 9' 11" (4.66m x 3.04m)

A large and bright master bedroom benefiting from double glazed patio doors to the rear elevation, a double glazed window to the rear elevation, a range of fitted wardrobes and a door leading to the en-suite shower room.



### **EN-SUITE**

A fully tiled en-suite with an obscure double glazed window to the side elevation and the suite comprises of a shower cubicle, low level wc and a sink.

### **BEDROOM TWO 8' 9" x 12' 2" (2.69m x 3.73m)**

A double bedroom with a double glazed window to the rear elevation and space for wardrobes.

### **BATHROOM**

A modern bathroom suite comprising of a panelled bath with shower tap attachment, low level wc and a sink. There is a wall mounted heated towel rail, the walls are tiled to splash prone areas and the floors are tiled.

### **LEASE DETAILS**

111 years left on the lease (125 year term from 01/03/05)

Service charge is £808.85 for 6 months.

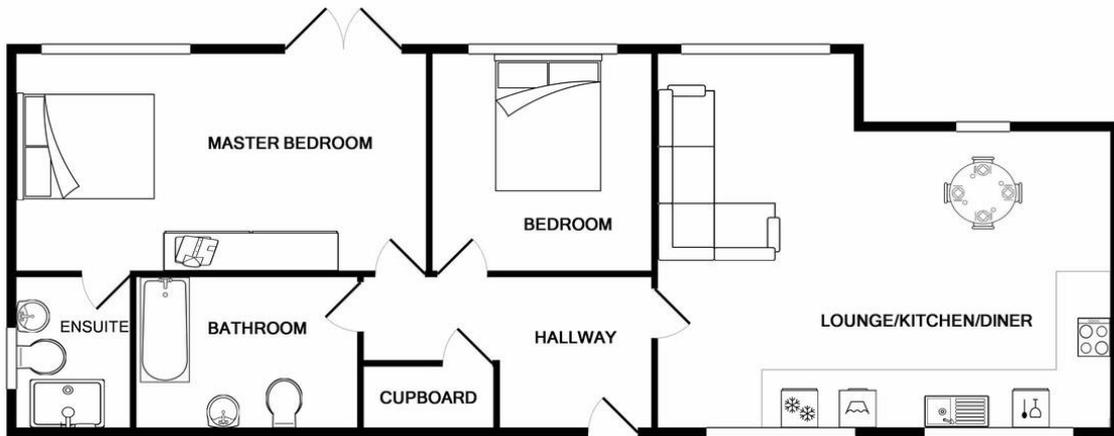
Ground rent is £100 for 6 months.

### **THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017**

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017.

More information can be made available upon request'.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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