



Main Street, Dickens Heath

Offers Around £219,950

- GROUND FLOOR APARTMENT
- DINING KITCHEN
- EN SUITE & BATHROOM
- TWO ALLOCATED PARKING SPACES
- IDEAL HOME OR INVESTMENT
- LIVING AREA
- TWO DOUBLE BEDROOMS
- BALCONY
- VIEWING ESSENTIAL
- NO UPWARD CHAIN

The modern village of Dickens Heath lies approximately two miles from Shirley town centre.

The former farm land has been developed over recent years by a number of house builders. Centred around a village green and shopping area offering a variety of local shops, hostelrys, offices and residential property set along a traditional style 'High Street' and nearby the impressive Waterside development provides access directly to the canal towpath walk way along the picturesque Stratford upon Avon canal.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

Situated along Main Street which is a continuation of the main high street, this purpose built apartment forms part of the prestigious Garden Squares Development which are complexes of apartment buildings and town houses built around a central gated communal garden area.

The communal grounds can be accessed via secure gates from Main Street or by steps and a lift that rise from the underground car parking. From the central garden area, a door opens to Sovereign House communal reception area which has stairs and a lift ascending to all floors.

An ideal location therefore for this well appointed property is situated on the raised ground floor and accessed via a front door which opens to the

RECEPTION HALLWAY

Having laminate wooden flooring, useful storage cupboard, recessed ceiling spotlights, central heating radiator and doors to the living room, two bedrooms and bathroom

LIVING ROOM

14'0" x 13'10" (4.27m x 4.22m)

Having two large UPVC double glazed windows to the side and front, laminate wooden flooring, central heating radiator, ceiling light point and open access to the



DINING KITCHEN 11'7" x 9'9" (3.53m x 2.97m)



Having UPVC double glazed double opening doors to the balcony, recessed ceiling spotlights, central heating radiator, tiled flooring, space for dining table and being fitted with a range of wall and base mounted storage units with work surfaces over having inset sink and drainer, gas hob with extractor canopy over, integrated fridge, freezer, dishwasher and washing machine



BALCONY



Having useful storage shed, lighting and access to the main bedroom and kitchen

BEDROOM ONE 14'0" x 11'6" + door recess (4.27m x 3.51m + door recess)



Having two sets of UPVC double glazed double opening doors to the balcony, built in wardrobe, central heating radiator, ceiling light point and door opening to the



EN SUITE SHOWER ROOM

Having recessed ceiling spotlights, heated towel rail, extractor fan, shower enclosure, low level WC, wash hand basin and complementary wall and floor tiling

BEDROOM TWO 11'9" x 9'4" (3.58m x 2.84m)



Having sash style bow top UPVC double glazed window to the side, ceiling light point and central heating radiator

BATHROOM



Having recessed ceiling spotlights, heated towel rail, extractor fan, panelled bath with mixer shower attachment over, pedestal wash hand basin, low level WC and complementary wall and floor tiling

TWO SECURE UNDERGROUND PARKING SPACES

Located in the underground car park which is accessible by remote security fob

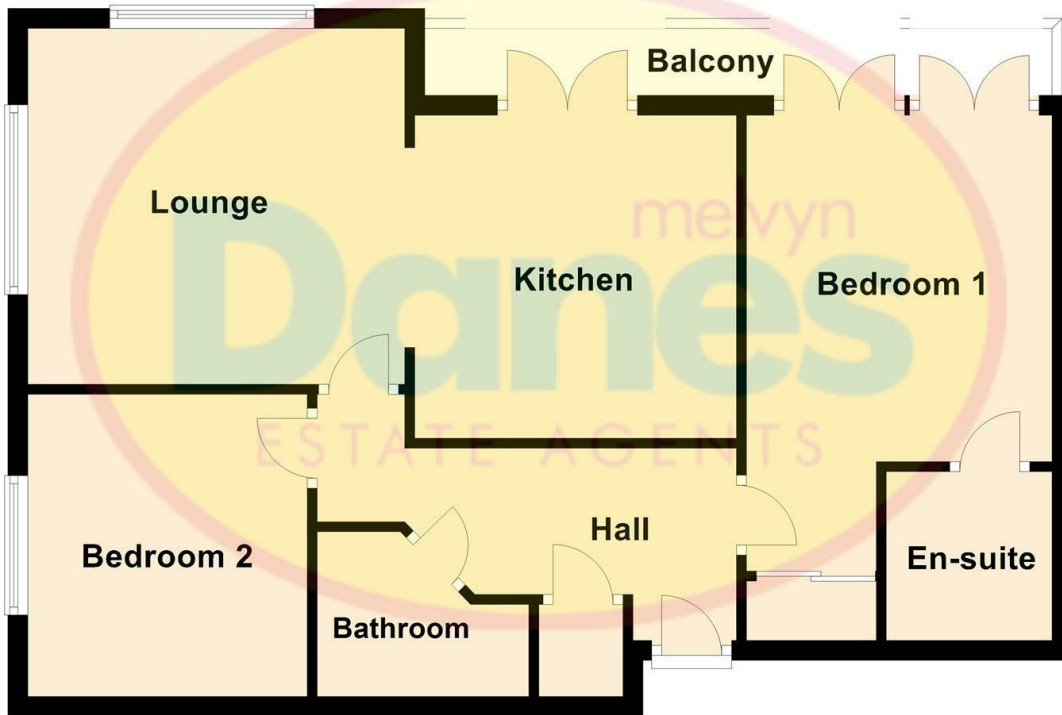
AGENTS NOTE

The vendor has advised us that there is hyperoptic fibre broadband available to the property

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

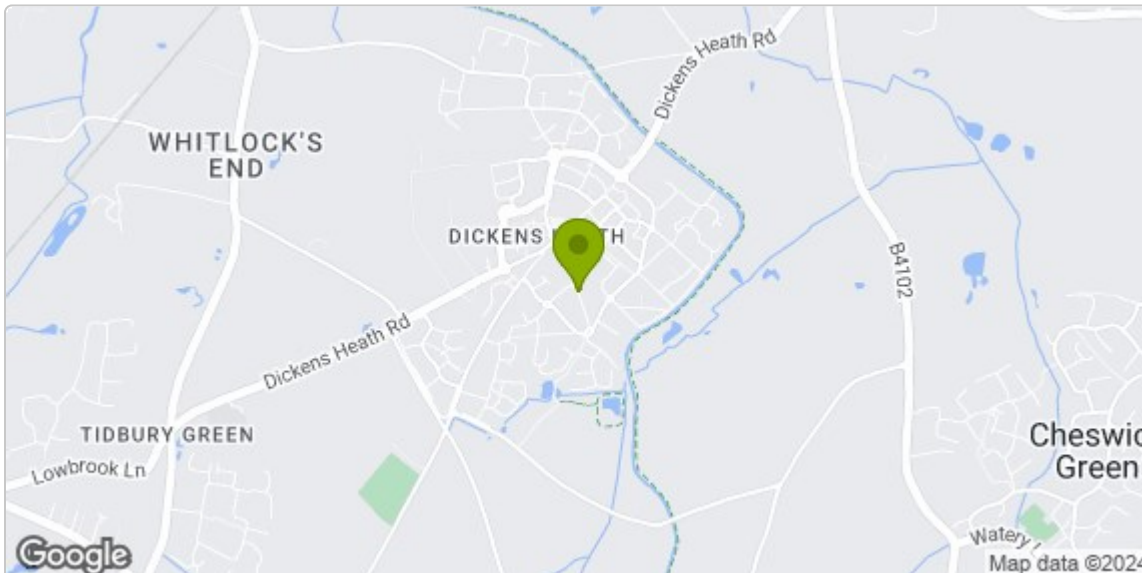
Ground Floor



TENURE: We are advised that the property is Leasehold with approx 885 years remaining and a current ground rent of £200 is payable. The property is subject to an annual service charge of £1490.94 and an annual estate charge of £1430.00.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:

1 Sovereign House, 188 Main Street Dickens Heath Solihull B90 1UG

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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