

**AP MORGAN**

**Ascote Lane, Dickens Heath, Solihull**  
Asking Price £180,000

### Features:

- Situated within the highly desirable Dickens Heath location
- Presented in excellent condition throughout
- Benefiting from two secure, allocated underground parking spaces
- Offering a spacious and well-proportioned lounge
- Set within well-maintained communal gardens
- Conveniently located close to local restaurants, shops, and amenities
- Providing easy access to major road and motorway links

### Description:

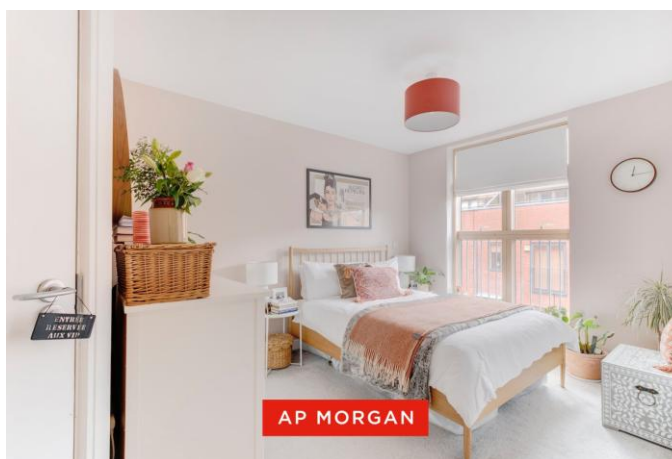
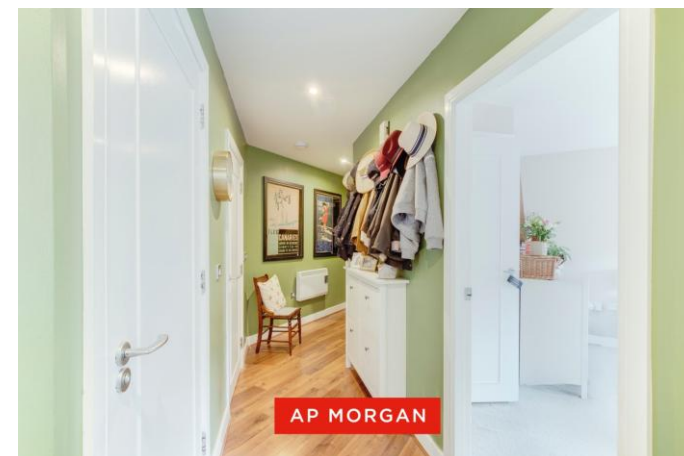
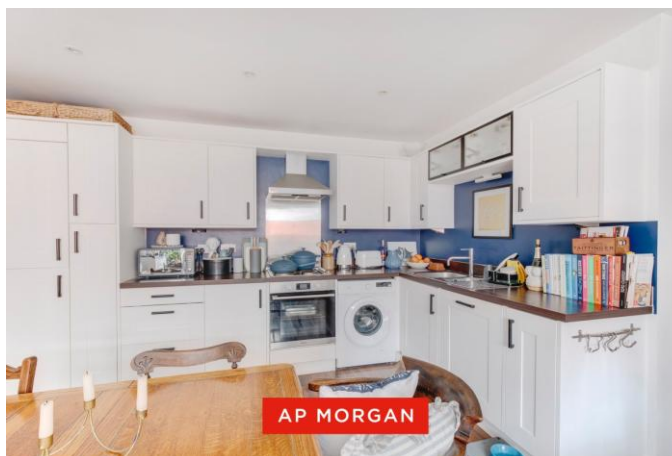
Situated in the very heart of the highly sought-after and vibrant village of Dickens Heath, this well-proportioned two double bedroom, first-floor apartment offers contemporary village living, ideally suited to working professionals or couples.

The property is accessed via a secure intercom-controlled entrance, leading into well-maintained communal areas with staircase access serving all floors.

The apartment itself opens into a generous entrance hall, providing space for coats and shoes and benefiting from an airing cupboard for additional storage. The internal hallway leads through to the impressive lounge, kitchen and dining area, which forms the hub of the home and offers a bright, spacious and versatile living space ideal for both relaxing and entertaining. The kitchen is fitted with a range of modern units and integrated appliances, including an oven and electric hob with extractor hood over, all arranged to maximise functionality.

There are two well-proportioned double bedrooms, including a generous principal bedroom which benefits from built-in wardrobe storage and an en-suite shower room. Bedroom two is served by the main bathroom, which is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and WC.

We are advised that the property benefits from approximately 104 years remaining on the lease, with a bi-



annual ground rent of circa £100 and a bi-annual service charge of approximately £940.

Occupying a prime position within the centre of the village, the apartment enjoys immediate access to a wide range of local amenities, making it an excellent choice for professionals and couples seeking convenience and community living. The apartment benefits from a handy storage cage located in an outer building, great for storing large items.

Dickens Heath is a purpose-built village renowned for its blend of contemporary architecture and semi-rural surroundings, centred around a charming canalside setting. The village offers an excellent selection of restaurants, cafés, shops, offices, a medical centre, library and village hall, all contributing to a strong sense of community, alongside picturesque canal and countryside walks.

The location is exceptionally well connected, with easy access to the M42 motorway, regular rail services from Shirley and Solihull however the closest railway station is Whitlocks End offering a free car park. Birmingham Airport and the NEC all within approximately a 15-minute drive.

**Details:**

Hall

Lounge/Kitchen/Diner 20'9" x 13'1" (6.32m x 4m)

Bedroom 1 11'4" x 10'8" (3.45m x 3.25m) Both Max

En-Suite 5'3" x 4'8" (1.6m x 1.42m) Both Max

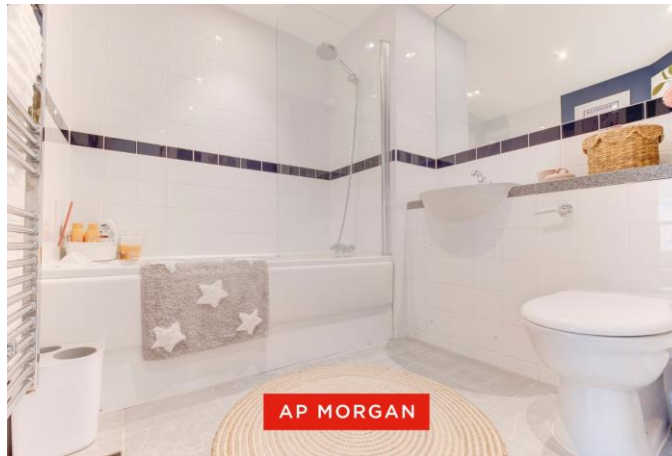
Bedroom 2 10'6" x 9'5" (3.2m x 2.87m) Both Max

Bathroom 7'7" x 7' (2.3m x 2.13m) Both Max

**EPC Rating:** C

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** To be advised (tbc by solicitors).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

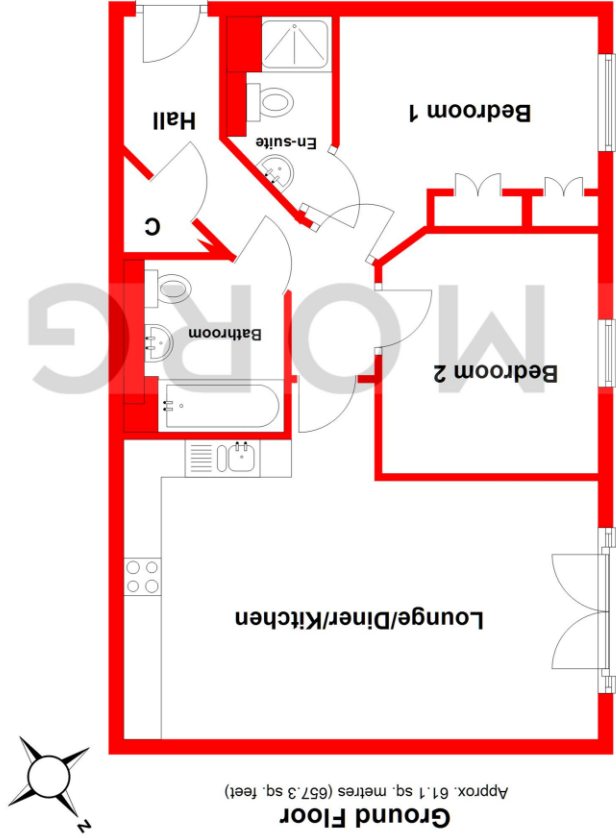
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and 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 issuing of a memorandum of sale on the property you would like to buy.

**Ground Floor**  
Approx. 61.1 sq. metres (657.3 sq. feet)



Total area: approx. 61.1 sq. metres (657.3 sq. feet)

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.  
Plan produced using PlanUp.

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