

**AP MORGAN**



**Main Street, Dickens Heath, Shirley**  
Offers Over £150,000

### Features:

- Top floor two double bedroom apartment
- Highly desirable location of Dickens Heath village
- Secure intercom entry with lift access
- Spacious open-plan lounge / kitchen / dining area
- Fitted kitchen with integrated appliances
- Principal bedroom with built-in wardrobe storage
- Three piece bathroom suite with shower over bath
- Excellent transport links including M42, rail & airport

### Description:

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

The property is accessed via a secure intercom entry system, leading into well-maintained communal areas with staircase and lift access serving all floors.

The apartment itself opens into a generous entrance porch, providing space for cloaks storage and benefiting from a large airing cupboard. An internal hallway leads through to a spacious open-plan lounge, kitchen and dining area, creating an ideal living and entertaining space. The kitchen is fitted with a range of modern units and includes an integrated double oven, electric hob with extractor hood over, and washing machine.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobe storage. Both bedrooms are serviced by the main bathroom, which features a three piece suite with a bath and shower over.

We have been advised that the property has approximately 80 years remaining on the lease, with an annual ground rent of circa £202 and a quarterly service charge of approximately £585.



This well-presented apartment occupies a prime position within the heart of the community, offering excellent access to local amenities and making it an ideal choice for professionals and couples alike.

Dickens Heath is a purpose-built village renowned for its blend of contemporary living and semi-rural surroundings, centred around a charming canalside environment. The village offers a range of restaurants, cafés, shops, offices, a medical centre, library and village hall, fostering a strong sense of community, alongside scenic canal and countryside walks.

The location is exceptionally well connected, with easy access to the M42, regular rail services from Shirley and Solihull, and Birmingham Airport and the NEC all within approximately 15 minutes' drive.

**Details:**

**Porch** 1.92 x 1.70

**Hallway**

**Lounge** 5.10 x 2.99

**Kitchen** 1.92 x 2.99

**Bedroom One** 5.36 x 3.00 Both max

**Bedroom Two** 4.13 x 2.70

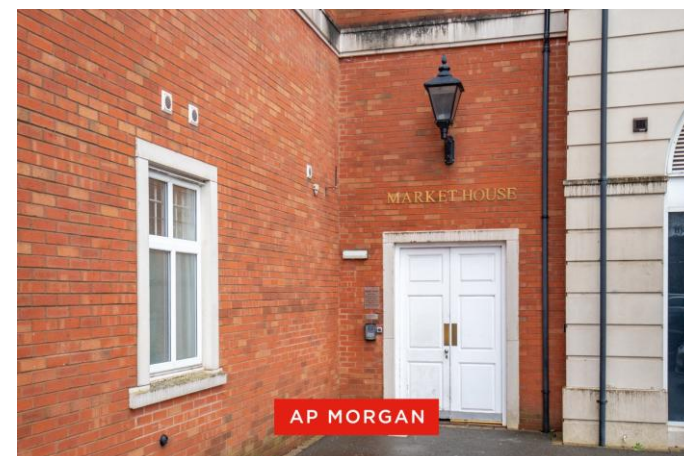
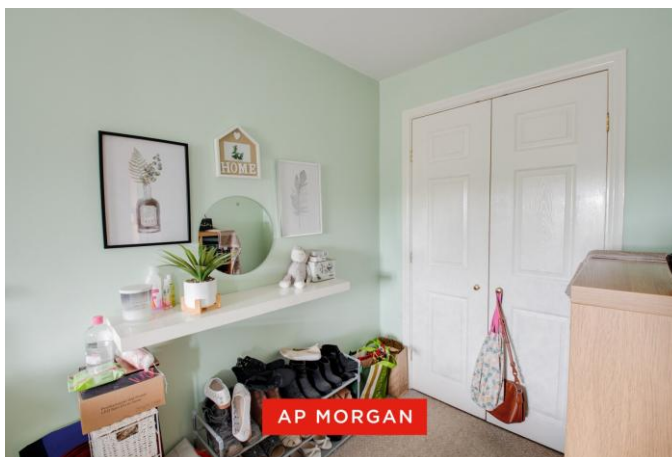
**Bathroom** 1.92 x 2.45

**EPC Rating:** C

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

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



## 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?

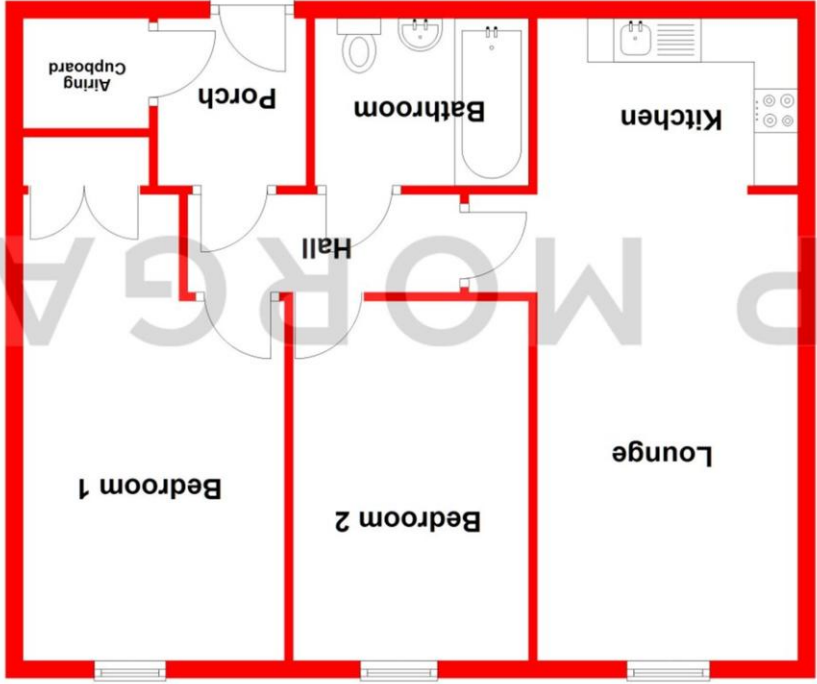
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Third Floor  
Approx. 678.0 sq. feet

Total area: approx. 678.0 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 misstatement. 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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