

AP MORGAN



Main Street, Dickens Heath, Shirley
Asking Price £170,000

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

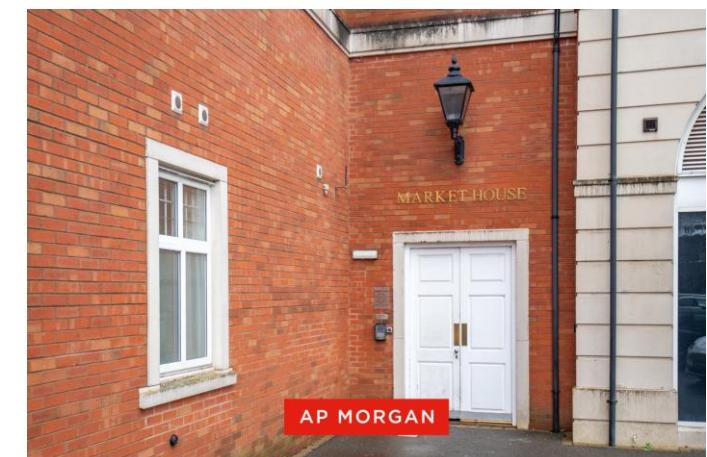
Bathroom 1.92 x 2.45

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.



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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视窗, 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.

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and 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.wisermortgageladvice.co.uk

How can we help you?

