

AP MORGAN



Main Street, Dickens Heath
Asking Price £110,000

Features:

- Approximately 41.2 Sq. m / 443.9 Sq. ft of Living Space
- One Double Bedroom with Built-In Wardrobe
- Open-Plan Lounge, Dining, & Kitchen Area
- Beautiful Views Over Dickens Heath
- Central Village Location with Shops & Amenities Nearby
- Long Lease Included
- Catchment for Dickens Heath Community Primary & St Peter's Catholic School
- Easy Access to Rural Walks & Nature Reserve

Description:

Offered via the Modern Method of Auction through Brookvale Auctions.

Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Brookvale Auctions.

GUIDE PRICE £110,000

Central. Convenient. And ready for its next chapter!

Tucked away in the heart of Dickens Heath, this one-bedroom apartment puts you right in the middle of everything, without a single compromise on peace and quiet. Set across a bright, open-plan layout with beautiful views over the village, it's a home that works as hard as you do. With a benefit from a long lease and shops, cafes, and everyday essentials all within a short stroll, this is village living at its most convenient. Offered at £110,000, it's a smart move for first-time buyers or anyone looking to downsize without giving up their doorstep amenities.

We asked them what made them buy it...

"Very close to local shops and amenities, Dickens Heath is clean and well maintained. You have Mortons on your doorstep as well as Tesco that is open 7am-11pm, 7 days a week!"

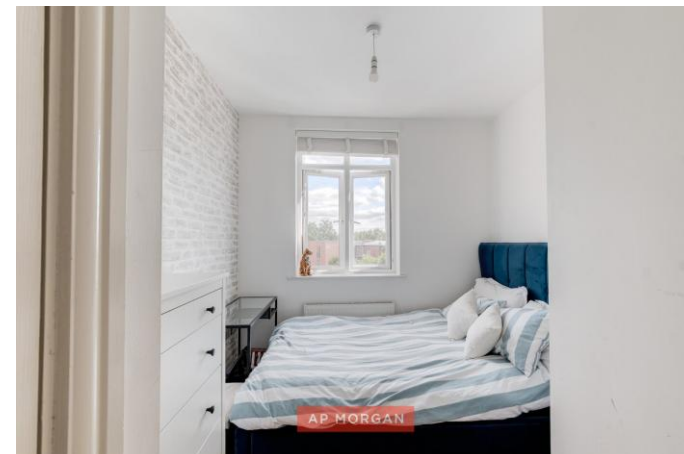
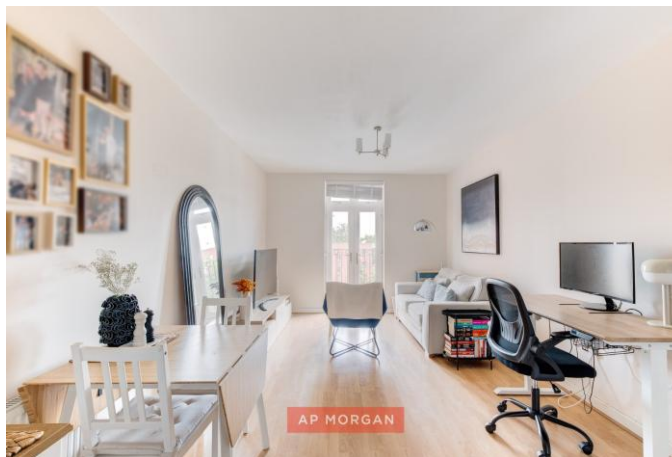
What about the house itself?

"We've made it more of a modern home by creating an open plan living space."

Our agents say...

This is a genuinely great central location, and we mean that. Everything you need really is on your doorstep, from your morning coffee to your weekly shop, and Dickens Heath has a reputation as a safe, well-kept, and welcoming place to live. Fancy blowing off the cobwebs? The surrounding open space and nature reserve are perfect for a Sunday walk, whatever the weather.

Inside, the open-plan lounge, dining, and kitchen area is the heart of the home, light, sociable, and easy to live in. The bedroom comes with its own built-in wardrobe, and there's a handy storage cupboard in the



hall for all the bits and pieces that need a home. It's compact, it's clever, and it's finished to a standard that means you can simply move in and enjoy it.

Families will also want to know this sits within the catchment for Dickens Heath Community Primary School and St Peter's Catholic School, both well regarded locally. Add in easy access to rural walks and green space right on your doorstep, and you've got a lifestyle as much as a postcode.

Properties like this in Dickens Heath don't hang around.

Fancy a look? Give us a call.

Completion required within 56 days of reservation form being completed. (subject to mortgage, affordability and survey).

A non-refundable 4% +VAT Reservation Fee (Or a minimum of £5500 + VAT) is payable in addition to the purchase price and is included in Stamp Duty calculations.

All bidders will be required to complete ID and Anti-Money Laundering (AML) checks via Landmark Compliance or Credas.

Buyers will need to provide proof of funds and carry out their own due diligence, Subject to an undisclosed Reserve Price. Starting Bid and Reserve may change

The Partner Agent or Auctioneer may recommend third-party services.

You are not obliged to use them and should consider alternatives. If you choose a recommended service, the Auctioneer or Partner Agent may receive a referral fee, which will be disclosed to you before you proceed.

Details:

Hall

Lounge/Dining Room 17'1" x 10'10" (5.2m x 3.3m)

Kitchen 8'8" x 6'1" (2.64m x 1.85m)

Bathroom 7'3" x 6'1" (2.2m x 1.85m)

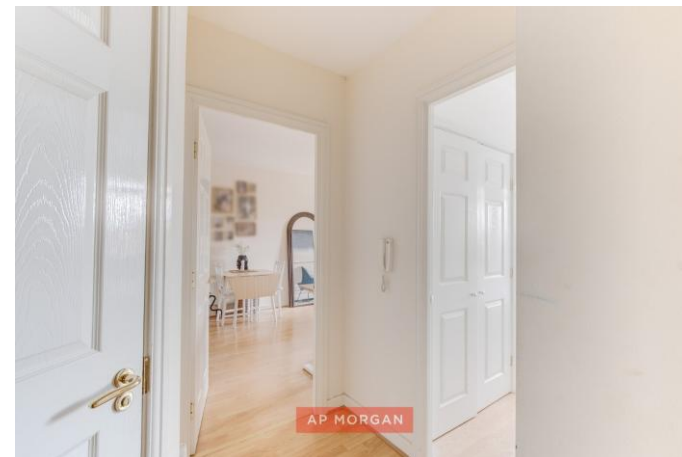
Bedroom 12'10" x 8'8" (3.9m x 2.64m) Both Max

EPC Rating: C

Council Tax Band: B (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 Wisser 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.wissemortgageadvice.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.

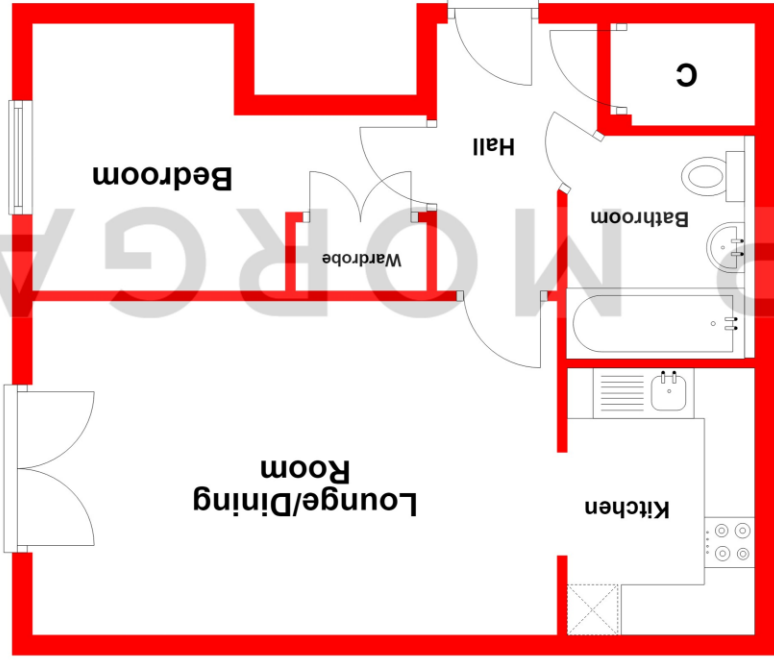
Need a solicitor?

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



Total area: approx. 41.2 sq. metres (443.9 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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