



## 158 Dickens Heath Road Dickens Heath

**A Modern and Spacious, Very Well Presented First Floor Apartment  
Set in a Great Location in Dickens Heath  
Benefiting from Double Glazing and Electric Storage Heating  
The Accommodation Comprises:- Communal Entrance  
Private Entrance Hall, Good Sized Lounge, Fitted Kitchen Diner  
Two Double Bedrooms, En-Suite, Master Bathroom  
Garage and Allocated Parking.**

**£189,950**

**Viewing Shirley Office 0121- 683 8833**

# 158 Dickens Heath Road, Dickens Heath, B90 1RL

An opportunity to acquire a modern and spacious, very well presented first floor apartment. Being set in a great location in Dickens Heath. Benefiting from double glazing and electric storage heating. The accommodation comprises:- communal entrance with intercom, private entrance hall, good sized lounge, fitted kitchen diner, two double bedrooms, en-suite, master bathroom, garage and allocated parking.

## Entrance Hall

Having storage heater and doors to airing cupboard/storage and further storage cupboard. Security intercom, flush down lighters and doors off to:-

## Lounge (front) 13'11" x 12'7"

Having timber fireplace with marble hearth and fitted electric convector heater. Flush down lighters, two storage heaters and double glazed window

## Kitchen Diner 11'2" x 9'10"

Having a large range of base units and matching wall cupboards with corner displays, roll edge working surfaces, ceramic tiled splashbacks, sink unit, electric hob, electric oven, appliance and plumbing and power for washing machine. Storage heater, double glazed opening window and dining space.

## Bedroom One (rear) 12'1" x 10'11"

Having large fitted wardrobe, double glazed window, storage heater and door to:-

## En-Suite

Being fitted with shower cubicle and screen with mixer shower and header and riser rail. Low flush w.c., wash hand basin, extractor, fitted wall mirror, light and shaver point. Double glazed frosted window.

## Bedroom Two(front) 12'0" x 10'1"

Having wall mounted heater, fitted wardrobe unit and double glazed window.

## Bathroom

Being fitted with a suite comprising:- panelled bath, pedestal wash hand basin, low flush w.c., wall mounted heater, matching vanity accessories, ceramic splashbacks, shower head and riser rail, extractor, light and shaver point.

## OUTSIDE

## Garage

Being brick built with timber vehicular doors.

## Allocated Parking

Being situated at the front of the garage.



## Communal Lawned Area

Having timber fenced boundaries and well maintained lawn.

## Tenure

We are advised that the property is Leasehold with an un-expired term of approximately 983 years. Subject to an annual Service Charge of £1,400.00 and an annual Ground Rent of £140.00. All subject to Solicitor confirmation.

## GENERAL INFORMATION

**Fixtures & Fittings** - Only those items mentioned in the particulars are included in the sale. However, other items may be available by separate negotiation.

**Viewing** - Strictly by prior appointment through Shakespeares Estate Agents, Shirley Office:- Telephone:- 0121 683 8833.

**Internet** - All our properties can be seen on [e-shakespeares.co.uk](http://e-shakespeares.co.uk) and [rightmove.co.uk](http://rightmove.co.uk)

**Free Sales Valuation** - If you have a property to sell, Shakespeares Estate Agents would be pleased to provide, without obligation, a free sales valuation at your convenience.

**Independent Mortgage Advice - Shakespeares** are proud to introduce Oak Tree Mortgages who are qualified professional independent mortgage advisers. They can provide you with up to the minute information on the available rates from a whole range of lenders. To arrange an appointment please contact Shakespeares Estate Agents on 0121 683 8833. Your Home is at risk if you do not keep up repayment on a mortgage or other loans secured on it.

**Conveyancing - Shakespeares** work very closely with local Solicitors and can introduce long established, reputable firms to you, who can provide a no-obligation conveyancing quotation. Upon completion of any transaction Shakespeares will receive an introductory fee, which will be paid out of the Solicitors own resources. This arrangement is regulated by the Solicitors Regulation Authority and The Solicitors Code of Conduct 2007

### 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. We have in place procedures and controls which are designed to forestall and prevent Money laundering. If we suspect that a supplier, customer/client or employee is committing a Money laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the Serious Organised Crime Agency.

### Description

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

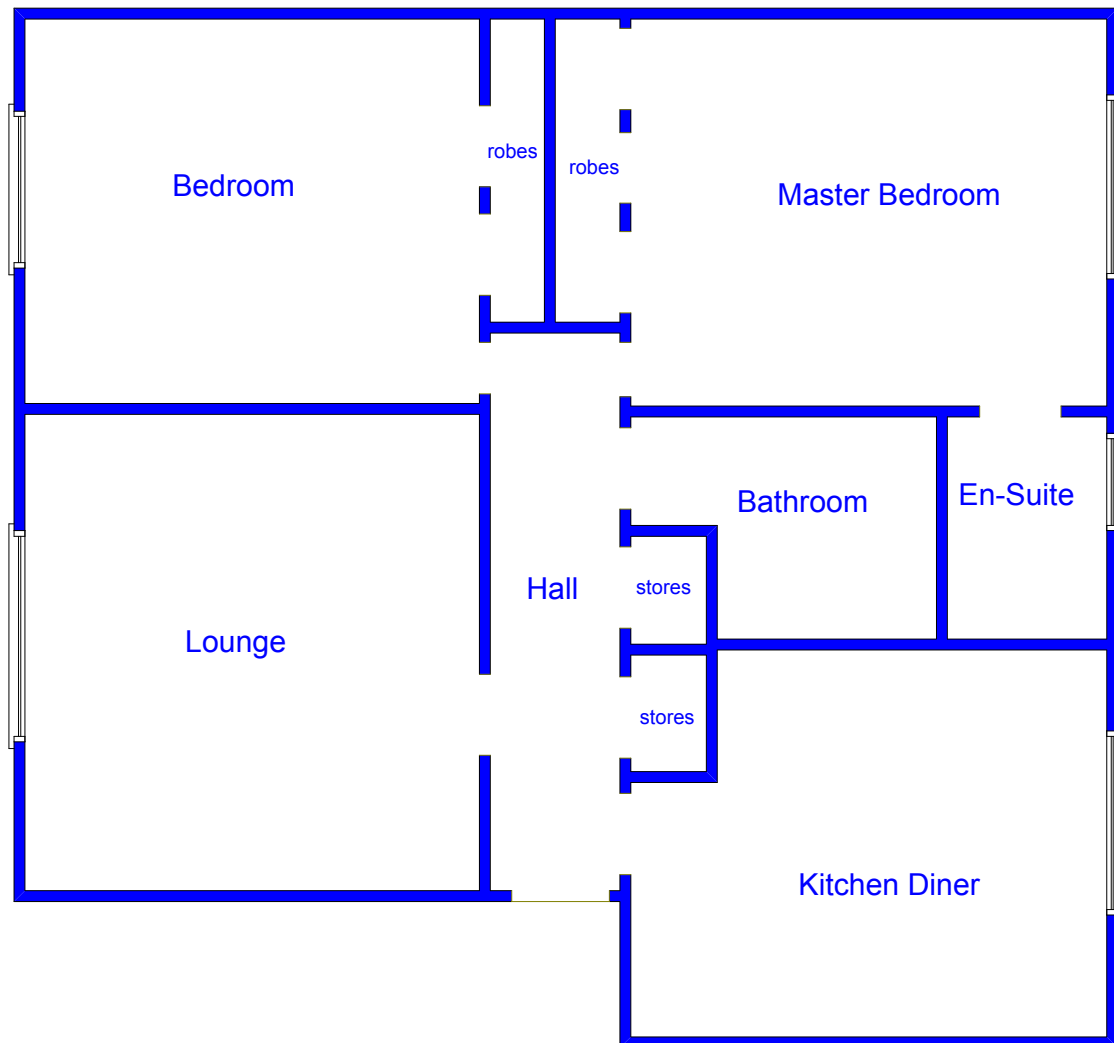
### Agents Note

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Shakespeares nor any of its employees has any authority to make or give any representation or warranty whatever in relation to this property.

Shakespeares have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Shakespeares have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



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*This plan is for identification purposes only. It is not to scale and is only intended to show the approximate relationship of one room to another. It should not be relied upon.*

