

DRAKES

ESTATE AGENTS



Main Street, Dickens Heath, B90 1UA

£355,000

- A Spacious Duplex Apartment
- Four Bedrooms
- Two Secure Parking Spaces
- Expansive Lounge/Dining Room
- Contemporary Breakfast Kitchen
- Generous Reception Hall
- Dressing Room and Ensuite
- Jack-and-Jill Shower Room
- Guest WC



SCAN TO VIEW
VIRTUAL TOUR

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Entrance Hall - 5.03m x 3.23m (16'6" x 10'7")

Guest W.C to rear - 1.85m x 0.99m (6'1" x 3'3")

Lounge/Dining Room to front - 8.15m x 5.64m (26'9" x 18'6")

Modern Dining Kitchen to rear - 4.5m x 3.99m (14'9" x 13'1")

Bedroom One to front - 3.86m x 3.28m (12'8" x 10'9")

Dressing Room - 3.23m x 1.35m (10'7" x 4'5")

Ensuite to side - 2.77m x 1.04m (9'1" x 3'5")

Bedroom Two to rear - 5.54m x 3.4m (18'2" max x 11'2" max)

Jack & Jill Shower Room to rear - 1.6m x 2.01m (5'3" x 6'7")

Bedroom Three to front - 3.89m x 2.51m (12'9" x 8'3")

Bedroom Four to front - 3.86m x 1.88m (12'8" x 6'2")

A sophisticated duplex apartment in the sought-after Dickens Heath village, this beautifully presented property spans approximately 1,800 square feet. It features a generous entrance hall, guest W.C., expansive lounge/dining area, contemporary breakfast kitchen, four well-proportioned bedrooms, a dressing room, a Jack-and-Jill shower room, and two secure allocated parking spaces.

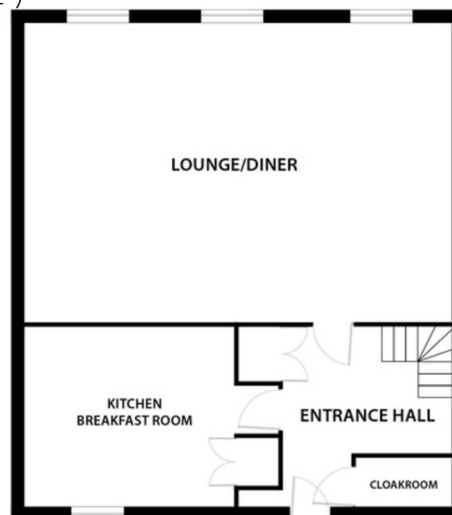
Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: E

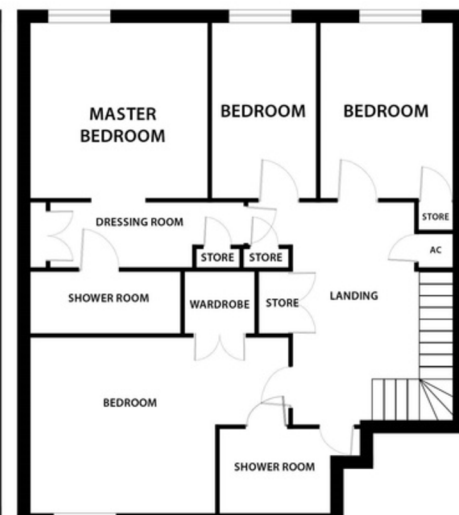
EPC Rating: B

Tenure: Leasehold

GROUND FLOOR



FIRST FLOOR



We are advised by the vendor that the property is leasehold with approx. 976 years remaining on the lease, a service charge of approx. £5,640 per annum and a ground rent of approx. £202 per annum but are awaiting confirmation from the vendor's solicitor.

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