

DRAKES

ESTATE AGENTS



The Library, Dickens Heath Road, Dickens Heath, B90 1RL £180,000

- A Well Presented Top Floor Apartment
- Two Good Sized Bedrooms
- Spacious Lounge Diner
- Kitchen
- Guest Bathroom
- En-Suite Shower Room
- Garage
- Off Road Parking
- Communal Gardens
- No Upward Chain



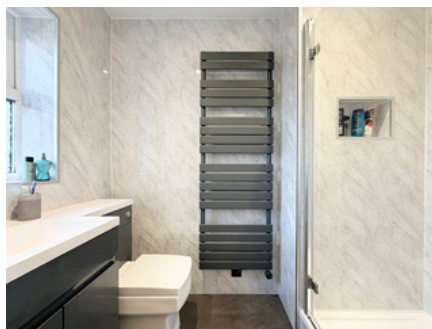
SCAN TO VIEW
VIRTUAL TOUR

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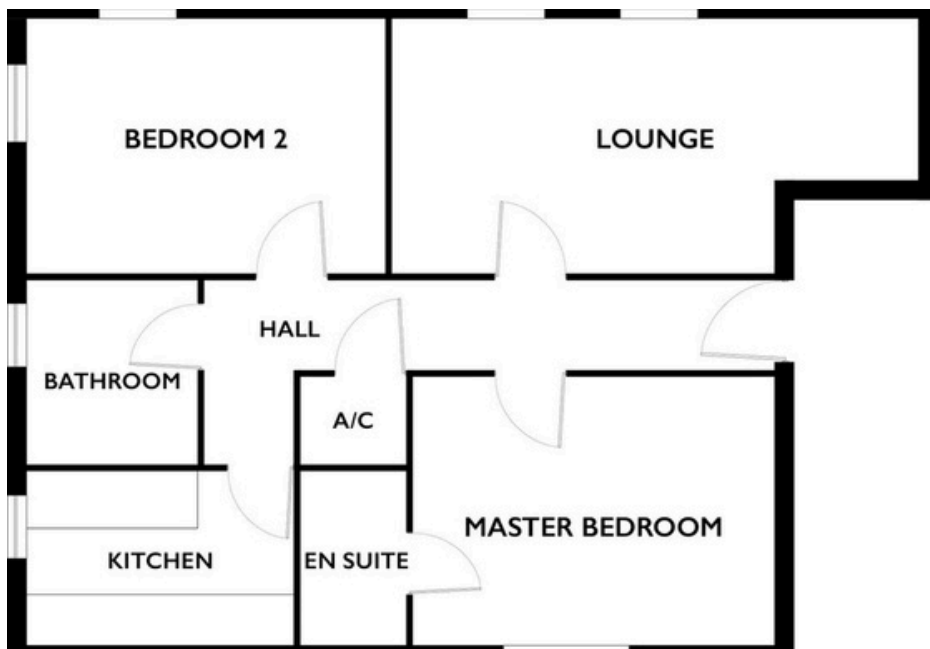
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Lounge Diner to rear - 5.49m x 3.81m (18'0" x 12'6")
 Kitchen to side - 2.82m x 2.67m (9'3" x 8'9")
 Bedroom One to front - 3.71m x 3.05m (12'2" x 10'0")
 En-Suite Shower Room to front - 2.26m into shower x 1.22m (7'5" x 4'0")
 Dual Aspect Bedroom Two - 3.78m x 3.07m (12'5" x 10'1")
 Guest Bathroom to side - 1.98m x 1.65m (6'6" x 5'5")

A well presented top floor apartment benefitting from no upward chain, two good size bedrooms with built-in wardrobes, modern en-suite shower room, guest bathroom, spacious lounge diner, kitchen, garage, off road parking and communal garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(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: C
 EPC Rating: TBC
 Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 101 years remaining on the lease, a service charge payable of approximately £1,750 per annum and a ground rent payable of £110 per annum. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.