



smarthomes

## Sissinghurst Court

Dickens Heath, Solihull

- A Very Well Presented Top Floor Apartment
- Two Double Bedrooms
- Spacious Open Plan Lounge/Kitchen/Diner
- Modern Jack & Jill Bathroom
- Two Secure Underground Allocated Parking Spaces
- Communal Gardens

**£215,000**

Current EPC Rating - 79 (C)

Current Council Tax Band - C

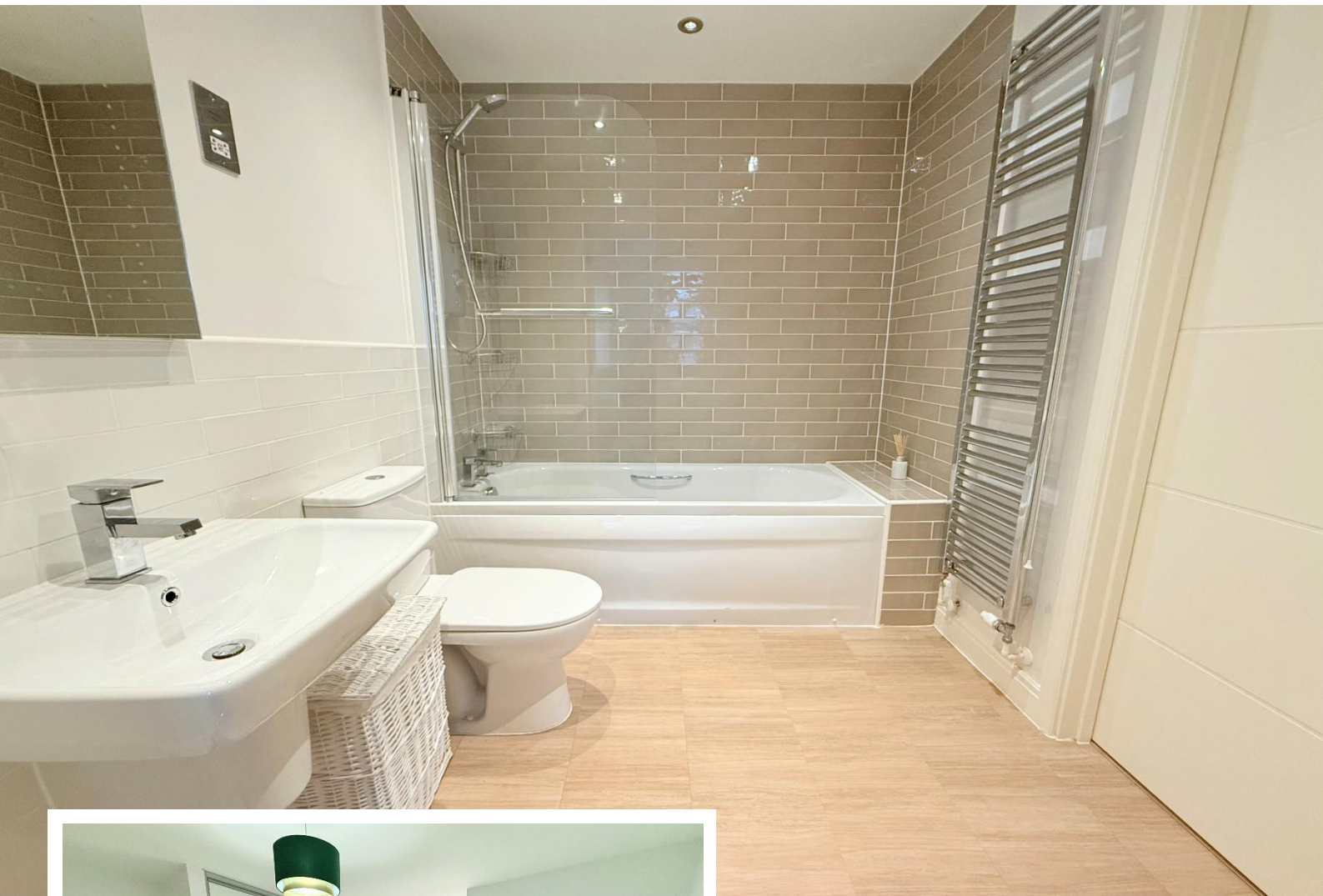




## Property Description

A very well presented top floor apartment situated in a most convenient location offering accommodation comprising a spacious open plan lounge/kitchen/diner, two double bedrooms, modern Jack & Jill bathroom, two secure underground allocated parking spaces and communal gardens

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters.



## Rooms & Measurements

Spacious Open Plan Lounge/Kitchen/Diner  
5.23m x 4.32m (17'2" x 14'2")

Bedroom One  
3.48m x 3.38m (11'5" x 11'1")

Modern Jack & Jill Bathroom  
2.16m x 1.75m (7'1" x 5'9")

Bedroom Two to Rear  
3.4m x 2.64m (11'2" x 8'8")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 141 years remaining on the lease, a service charge of approx. £2,555 per annum and a ground rent of approx. £250 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.