

Peter Clarke



Sissinghurst Court, 121-125 Main Street, Dickens Heath B90 1GE

£210,000

TWO GATED UNDERGROUND PARKING SPACES.

No upward chain. Beautifully presented second floor apartment enjoying two double bedrooms, spacious Jack and Jill modern bathroom, open plan living/ dining room and fitted kitchen.



A spacious two double bedroom apartment with two secure underground parking spaces and large gated communal gardens. Built by Elegant homes in 2017. Main Street offers a choice of local shops, restaurants and bars together with a medical centre, pharmacy, dentist, village hall, library and Primary School. Dickens Heath Village offers a comprehensive range of services to the local residents. The village is bounded by the Stratford Upon Avon Canal which offers pleasant walks into open countryside.

The property is within easy reach of shopping centres in Shirley, Solihull, Birmingham City Centre and Stratford Upon Avon. Whitlocks End train station is within close proximity and Junction 4 of the M42 provides speedy access to the Midland Motorway Network as well as the National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station. There are excellent shopping facilities in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store along with numerous bars and restaurants. There is easy road access

to the M40, M42 and M5 motorways, NEC, Birmingham International Airport and Railway Station. as well as the renowned Earlswood Lakes - a haven for sailing, fishing or walking.

COMMUNAL ENTRANCE Access to the building is gained via a video entry system with communal door leading through to a spacious communal entrance hall, stairs off to the upper floors. The apartment is situated on the top floor with an entrance door leading to;

ENTRANCE HALL Intercom video entry system, radiator, useful storage cupboard housing the electric boiler, hot water cylinder.

OPEN PLAN LIVING ROOM/ DINING/ KITCHEN 17' 7" x 14' 2" (5.36m x 4.32m) Two double glazed windows looking over the communal gardens, two radiator, television and sky point. Fitted white gloss fronted base, wall and drawer units, granite effect worksurfaces,

splashback, built in electric oven, four ring hob and extractor over. Integrated washer dryer, fridge and freezer.

BEDROOM ONE 11' 5" x 11' 1" (3.48m x 3.38m) Fitted floor to ceiling wardrobes with sliding mirrored doors, radiator, double glazed window to front and doors to;

JACK AND JILL BATHROOM 7' 5" x 6' 4" (2.26m x 1.93m) With a modern white suite including, Wc, wash hand basin, panelled bath and electric shower over, feature tiled splashbacks, chromed heat towel rail, shaver point and separate door to the hall.

BEDROOM TWO 11' 5" x 9' 2" (3.48m x 2.79m) Double glazed window to front, radiator and space for wardrobes.

COMMUNAL GARDEN To the rear of the apartment there is a generous communal garden area with paved path, lawn areas,



lighting and access to the underground parking.

TWO SECURE PARKING SPACES The apartment benefits from two good parking space one of which wide and protected and easy to access. There is a remote control gate into the car park, a bike store, bin area and a lift and stairs give access to the communal garden.

GENERAL INFORMATION

TENURE: We are informed the property is leasehold with a service charge of £539.50 per half year and a ground rent of £250 per annum with 147 years remaining. Although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor all mains are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in TBC

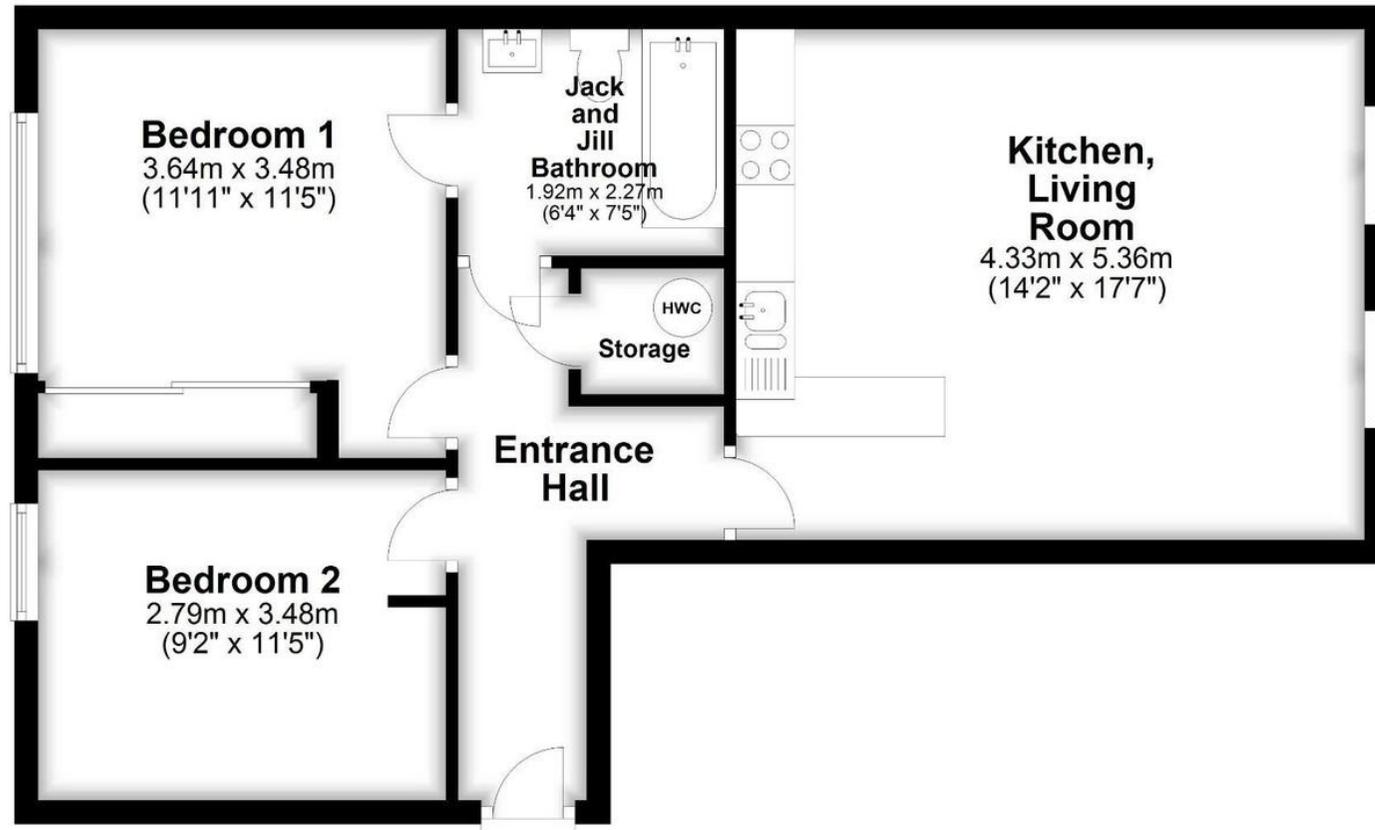
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: BAND C A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.



First Floor Apartment

Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 59.3 sq. metres (638.0 sq. feet)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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