

**AP MORGAN**



**Rumbush Lane, Dickens Heath**  
Asking Price £210,000



**Features:**

- Immaculately Presented Upper Floor Two Bedroom Apartment
- Two Secure Allocated Parking
- Communal Gardens
- En Suite To Master Bedroom
- Kitchen With Integrated Appliances
- Open Plan Living
- Desirable Location
- Secure Fob Entry

**Description:**

Perfectly placed in the heart of desirable Dickens Heath, the property is approached via allocated parking and secure communal entrance, offering both convenience and peace of mind.

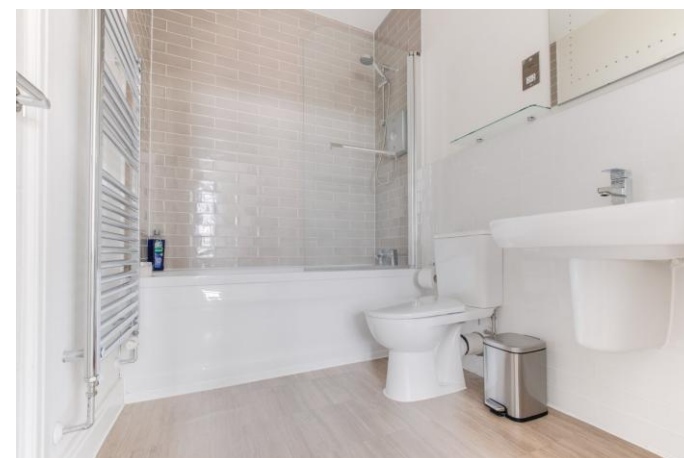
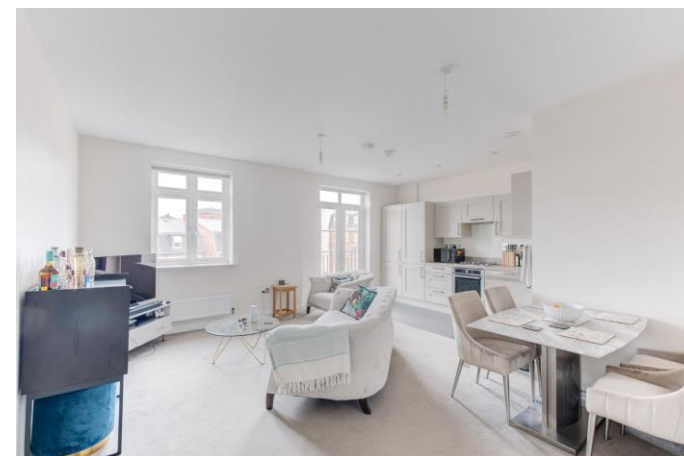
Situated in a sought-after location is this immaculately presented two-bedroom upper floor apartment.

Once inside, the welcoming hallway leads to a spacious open-plan living area with modern fitted kitchen, creating the perfect space for both relaxing and entertaining. The property further comprises two well-proportioned bedrooms, with the main bedroom benefitting from a stylish en-suite bathroom and fitted storage. A contemporary family bathroom serves the second bedroom, while additional storage cupboards provide excellent practicality.

With its bright interiors, excellent location, and move-in ready condition, this apartment offers a fantastic opportunity for first-time buyers, downsizers, or investors alike.

An array of local amenities, boutique shops, restaurants, and scenic canal walks are all within easy reach, with excellent transport links to the M42, M40, and surrounding areas.

Viewing is highly recommended to fully appreciate the quality and convenience this home has to offer.



**Details:**

**Open Plan Living** 19'4" x 16'6" (5.9m x 5.03m) Both Max

**Hall**

**Bedroom 1** 12'10" x 10'11" (3.9m x 3.33m) Both Max

**En-Suite** 7'4" x 5'7" (2.24m x 1.7m)

**Bedroom 2** 11'8" x 8'6" (3.56m x 2.6m) Both Max

**Bathroom** 8'9" x 4'11" (2.67m x 1.5m)

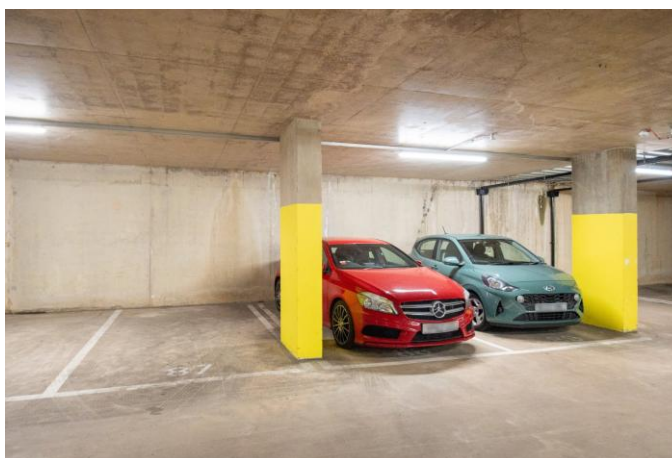


**EPC Rating:** B

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

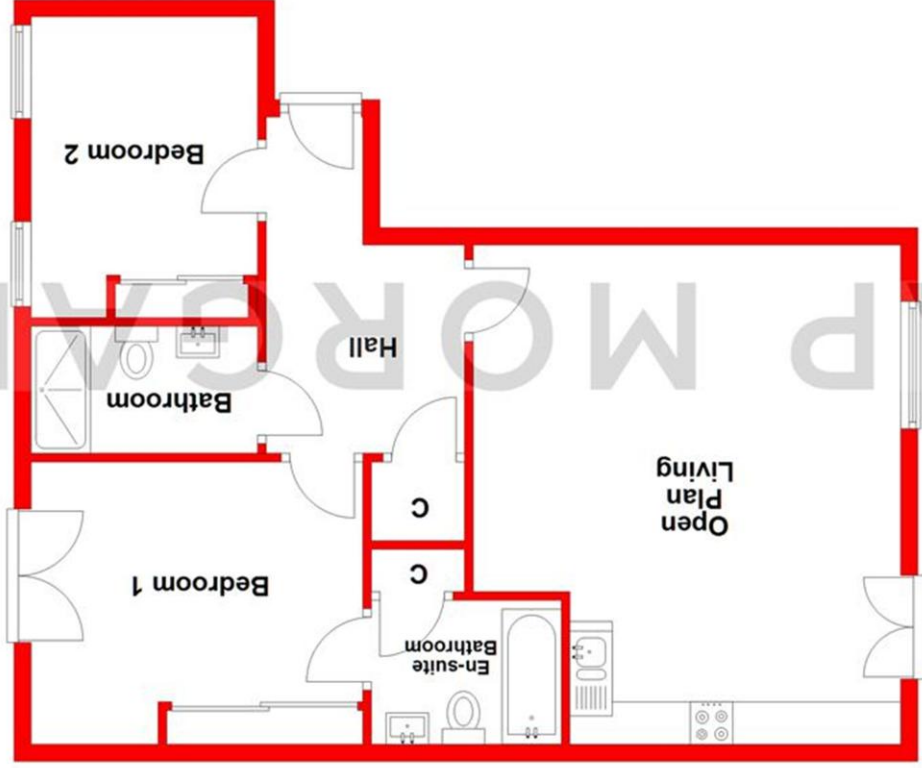
Need a solicitor?

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Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor  
Approx. 69.2 sq. metres (744.4 sq. feet)



Total area: approx. 69.2 sq. metres (744.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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