



## Dingle Lane, Solihull

### Offers Around £150,000

- CASH BUYERS ONLY - LOW LEASE
- WELL PROPORTIONED ROOMS
- SCOPE TO ADD VALUE
- LARGE LIVING/DINING ROOM
- GARAGE WITH POWER
- TWO DOUBLE BEDROOMS
- PLEASANT OUTLOOK
- COMMUNAL GARDENS
- BREAKFAST KITCHEN
- CHAIN FREE

Dingle Lane is a pleasant apartment block with well maintained gardens in a most sought after location close to major schools, located on the main drag of Dingle Lane. Dingle Lane leads off Blossomfield Road which is one of the main arterial roads leading into the town centre of Solihull passing Solihull College and University Centre and Tudor Grange Park and leisure centre. Solihull Railway Station can be found just opposite providing mainline services into Birmingham City Centre or directly to London Marylebone.

Travelling in the opposite direction Blossomfield Road joins Marshall Lake Road passing Sears Retail Park where one will find Marks and Spencer, Next, B&Q and Currys PC World amongst others. Marshall Lake Road then leads on to the A34 Stratford Road which gives access to the city centre of Birmingham, via Shirley and Hall Green and in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property is accessed via a communal door leading to the front door of the apartment on the 2nd floor and benefits from double glazing, central heating and a new boiler from 2017.

### ENTRANCE LOBBY

Accessed via a solid front door and leads to kitchen and living room with built in storage for cloaks etc.

### KITCHEN

**8'08 x 11'06 + 4'02 x 5'02 (2.64m x 3.51m + 1.27m x 1.57m)**



Fitted with wall mounted and base units. sink and mixer tap, window to front elevation, boiler cupboard with recently fitted Worcester boiler.



### LIVING/DINING ROOM 21'06 x 11'06 (6.55m x 3.51m)



A large living/dining room with large oversized windows to the rear elevation overlooking communal gardens.



### INNER HALL



With access through to bathroom, WC, bedroom one and two. With built in storage and shelving.

**BATHROOM**  
6'04 x 5'09 (1.93m x 1.75m)



Fitted with bath and shower over with wash basin and obscure window to front elevation

**WC**

With window to front elevation.

**BEDROOM ONE**  
13'06 x 11'07 (4.11m x 3.53m)



A large double bedroom with fitted wardrobes and pleasant outlook having a window to the rear elevation. m

**BEDROOM TWO**  
11'08 x 9'00 (3.56m x 2.74m)



A good sized double room with fitted wardrobes and dressing table. Window to front elevation.



**OUTSIDE**



With communal gardens and off-road parking and the added benefit of a single garage with power.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### Ground Floor



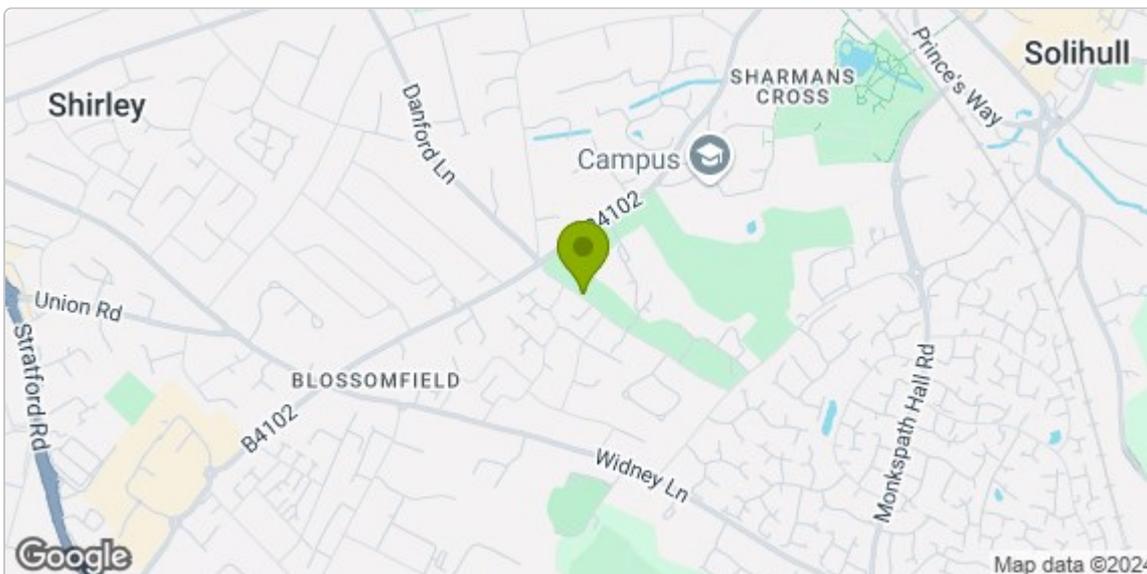
**TENURE:** We are advised that the property is leasehold, with a service charge of £175 PCM TBC, Ground Rent £35.00 per annum and the lease has approximately 39 years remaining. awaiting confirmation.

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
56 Dingle Lane Solihull B91  
3NQ

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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