



ginger

MAIN STREET

---

DICKENS HEATH

## WELCOME

This is an amazing opportunity to acquire a super-spacious 4 bedroom duplex apartment delivering an abundance of floor space. Boasting an incredible 1927 square footage. The perfect party pad for the social animal, professional wanting everything on the doorstep with great commuter links, or working just as well for a family who aren't dependent on garden space, yet having local parks and countryside close by.

Set in the heart of Dickens Heath village, surrounded by shops, bars, restaurants and amenities, even a private gym. Everything you need to enjoy everyday life.

The property boasts a large entrance hallway which can double up as a reception space, office or play area, featuring a gigantic lounge/diner and social able kitchen/breakfast with central island. Separate cloakroom on this floor with storage and access to the outdoor seating area. The perfect entertainment apartment or for a large family delivering superb living space.

Upstairs, a generous landing area with a tonne of storage space and tall ceilings affording a sense of grandeur and space continuing into the bedrooms. A principal bedroom suite comprising of dressing/wardrobe area, large bedroom and re-fitted modern en-suite shower room. Bedroom two shares the Jack and Jill family shower room, with bedrooms three and four also offering great floor space.

Outside, there is under-cover seating area on the first level for outdoor seating furniture with more outdoor space on top floor. There is secure gated underground parking space, plus a communal parking area to the rear of the development.

## KEY FEATURES

- A super-spacious 4 bedroom duplex apartment
- Located in the heart of Dickens Heath village
- Perfect for entertaining, professional person or family
- Delivering 1927 square foot accommodation
- Generous entrance hallway with separate cloakroom
- Spacious refitted entertaining kitchen with central island
- Large feature living/dining space 8.3m X 5.8m
- Principal bedroom suite with refitted shower room
- Outdoor spaces to relax | Underground gated parking space
- Located in village centre with bars, shops & gym plus communal parking to rear







## LIVING SPACES

Welcome inside. Firstly, the moment step into the welcoming hallway you will be amazed at the space, opulent style and gives you an immediate insight to the theme of this super-spacious duplex apartment. The hallway is brightly presented with tiled flooring, and having a useful space under the stairs for storage, or the perfect spot for a comfy sofa as a separate sitting reception area. The hallway has a handy storage cupboard as well as access into the kitchen, lounge/diner and the cloakroom. Stairs rising to the bedrooms and shower rooms.

The apartment benefits from a separate cloakroom which is located off the hallway, having a large pedestal wash basin with splash-back tile, vanity mirror set above with shavers point to the side, a W/C and an electric ladder radiator. Always useful to have a toilet facility on the living area floor.

A key feature to this apartment is the generous lounge dining area which reaches across the front and full width of the apartment. This is an amazing room, and you will simply love the space, you feel like you can really stretch out, completely un-expected for an apartment. It will be easy to appreciate how this room is perfect for socialising and parties. This space works equally as well as a family room too. If you just want 'space' this room delivers, just as you would get from an executive home.

The current owners have visually separated the function of this room with the clever use of flooring, from living area to dining area. Firstly, the large living area is perfect for multiple sofas, a large TV on the wall and leaving plenty of space around for storage, drinks tables, media centre and art pieces. Complimented by engineered hard-wearing flooring. The dining section is outlined by tiled flooring, and will easily accommodate a large family dining table, which is perfect for entertaining friends. The owners work from home, and have their separate work stations on opposite sides and still fits a grand dining table.

The space enjoys numerous radiators, twin ceiling lights and triple windows across the front elevation ensuring plenty of natural light floods into this living area. There is plenty of power points around the room and connectivity for your sky dish and telephone Broadband.

We love the kitchen breakfast area, a large room, perfect for the chef of the home, and creating the perfect party area, as the song goes 'you'll always find me in the kitchen at parties'. When entertaining, friends can spread out between the hallway, kitchen and living room.

The kitchen has been replaced since the current owners have taken ownership, and now offers a good compliment of shaker-style cream wall and base storage cupboards, beautifully complimented by marble work surface space and contrasting splash-back tiling around the wet areas. The kitchen offers a number of built-in appliances to include a Hotpoint four-ring gas hob with a single oven and grill set underneath, complimented by glass splash-back and extractor hood above. There is a built-in washing machine, dishwasher and sink/drainer with a Flexi-hose mixer tap. The work space has numerous power points around for smaller appliances and space on the wall for a television.

A key feature to this room is the central island, which is the perfect social space to sit around with friends, or your morning coffee, toast and paper, or if you're working from home with a laptop being close to the kettle is always a good place to be. The kitchen offers additional floor space for a freestanding fridge freezer, there is space and provisions under the central Island for fridge and dryer, as well as a built-in double size storage cupboard. The kitchen has a double glazed window to the rear of the property, looking out to the outdoor sitting area, a central ceiling light and central heating.











## BEDROOMS AND BATHROOMS

So, you've taken a look at the main living accommodation on the lower level, let's now have a good look around the bedrooms and bathroom accommodation upstairs.

The landing is a spacious area, being neutrally presented with contrasting carpets, boasting tall ceilings which certainly give that real sense of space and grandeur. The landing winds around to give access to all four bedrooms and the main shower room. This apartment certainly is not short of a good storage, with the landing alone, having three separate storage cupboards.

The principal bedroom suite is a great space, not only enjoying a large bedroom area, but also benefitting from a welcoming entrance area with storage cupboard and fitted wardrobes which makes for the perfect dressing/hanging space. Also having the benefit of the modern refitted en-suite shower room.

Firstly, the bedroom enjoys tall ceilings adding to the sense of space. The bedroom is stylishly presented with a neutral design and a feature wall covering. The window is set to the front elevation looking into the village with a central heating radiator placed under the window with the thermostat control. This bedroom certainly delivers when it comes to floor space, perfect for your large super-sized bed with accompanying side tables, plus the ideal wall for storage cabinets, and a wide wall for a television or projection screen. This is a great principal bedroom.

The dressing area has a handy built-in storage cupboard, as well as recently fitted mirror-door wardrobes providing great storage for all your clothes and hide-aways. There is a central heating radiator, light, and a further door into the principal en-suite shower room.

The principal en-suite is a modern space, providing a double size grey hi-gloss vanity unit with built-in sink and chrome mixer tap with splash-back contrasting tiling, as well as an illuminated vanity mirror with shavers point to the side. The RAK Ceramics dual flush toilet, with further storage cupboards placed above. A double size shower with a mains-fed handheld and drench attachments complimented by modern tiling and sliding glass shower door. The en-suite is stylishly designed with easy-to-maintain tiled flooring, as well as a ladder electric radiator for towels, LED ceiling spotlights and extractor.

The second bedroom is located at the rear side of the apartment, delivering excellent floor space, perfect for a large bed, accompanying side tables and still leaving plenty of floor space around the room for further storage furniture. In addition, there is a double size built-in wardrobe for even more storage, and the Jack and Jill door leading into the family shower room doubling up as an en-suite for bedroom two. The bedroom is neutrally presented with feature wall design on the main bed wall, having central heating radiator with thermostat control, double glazed window to the rear elevation, ceiling light and telephone /Internet point. A great room for teenagers or the perfect guest room.

Bedroom number three is a nice sized double room, again with tall ceilings, and a double glazed window to the rear elevation with internal blinds and radiator set under. In keeping with the rest of the property, this room is neutrally and stylishly presented with contrasting wall colours and carpets, as well as having the benefits of a built-in wardrobe.

Bedroom number four maybe the smallest, however it does deliver good floor space. A flexible space, working really well as a single size bedroom with an abundance of floor space around for wardrobes and desks, or should you work from home, this would make for an ideal home office. The room has double glazed window to the front elevation with radiator set underneath and ceiling light.

The main shower room is beautifully styled with modern tiling around the wet areas, and floor tiles for ease of cleaning. The shower room provides a grey hi-gloss vanity for storing away for your toiletries, with a wash basin above accompanied by a chrome mixer tap. There is a built-in WC with dual flush, further storage cabinets, and an LED vanity mirror with shavers point to the side. Furthermore, a double size shower with a mains-fed chrome control, providing both a drench and handheld attachments complimented by a glass sliding shower door. This shower room has Jack and Jill doors, one leading from the hallway with a further door leading into bedroom number two. There's also a electric ladder radiator for towels, ceiling spotlighting and extractor.





























# ADDITIONAL INFORMATION

## OUTSIDE SPACE

The property has outdoor space on the two levels. On the first floor is the perfect outdoor seating area being under cover, providing the ideal area to kick back and relax even when raining. On the top floor is also some space.

## PARKING

The property benefits from secure gated underground parking providing one parking space. In addition, there is a general and substantial parking lot to the rear of the development.

## ADDITIONAL INFORMATION

The property is leasehold with 981 years remaining. We are advised the ground rent is £202 pa currently managed by Dickens Heath management company and Centrix.

Service charge is currently £5200 pa

The property is approx. 20 years old. Current owner been here 5 years.

Gas heating, boiler approx. 7 years old, serviced September 2023.

Bathrooms have been refitted.

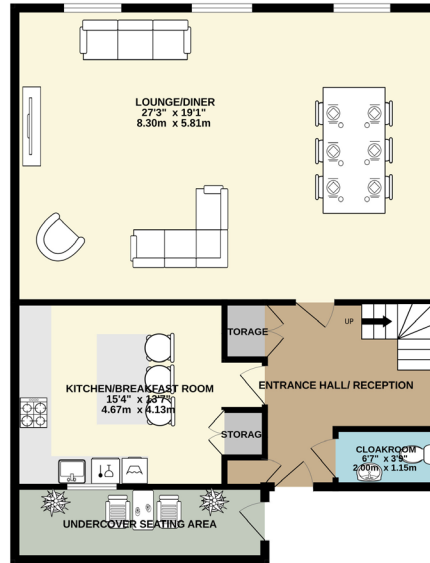
Current utility based on 2 adults sharing

Gas £1400pa

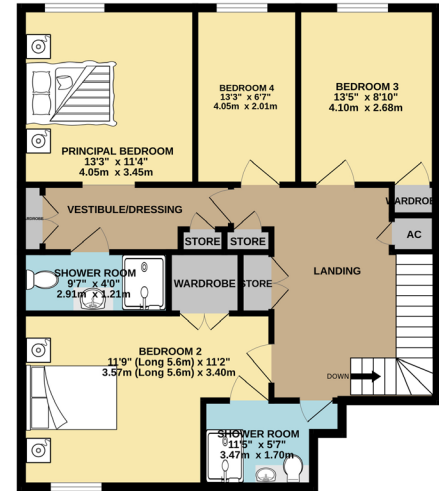
Electricity £1200 pa

Annual water £320

Council tax £2350



# FLOOR PLAN



## 4 BEDROOM DUPLEX APARTMENT

TOTAL FLOOR AREA : 1927sq.ft. (179.0 sq.m.) approx.

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 mis-statement. 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.  
Made with Metropix ©2024

*Make it yours...*

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

Balsall Common 01676 533 585

Shirley 0121 758 5848

[gingerhomes.co.uk](http://gingerhomes.co.uk)

9.30am - 5.30pm Mon - Fri, 9 - 3 Sat