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Bridge House

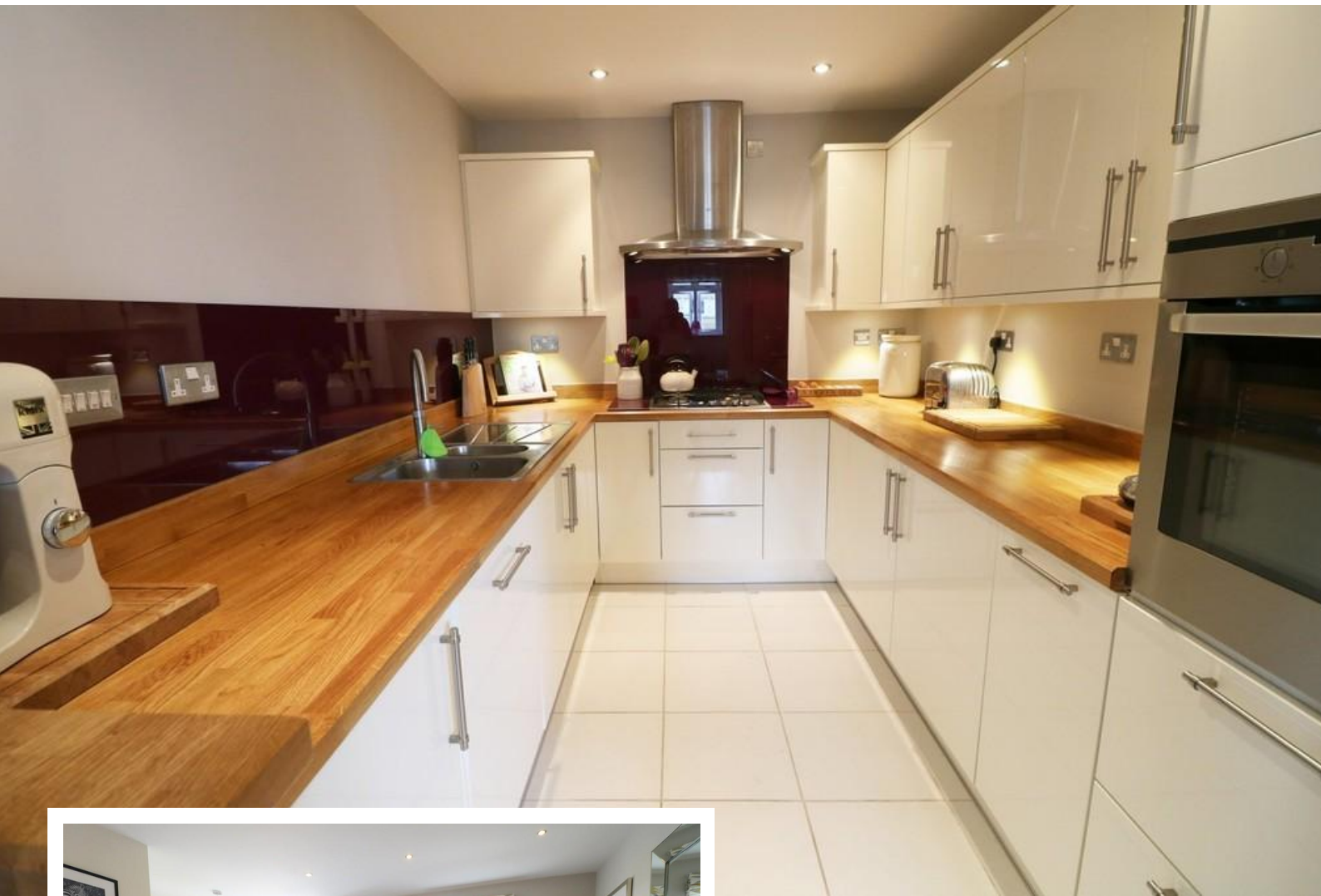
Waterside, Dickens Heath, B90 1UD

- A Beautifully Appointed & Refurbished Penthouse Apartment
- Two Double Bedrooms with Fitted Avanti Furniture
- Lounge Diner with French Doors To Roof Terrace
- Re-Fitted Kitchen, En-Suite Shower Room & Guest Shower Room
- One Secure Underground Allocated Parking Space
- No Upward Chain

Offers Over £250,000

EPC Rating 'TBC'





Property Description

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.

The property is entered via secure intercom system leading through to a communal entrance hallway with stairs to basement car parking and stairs and lift rising to this penthouse apartment

Welcoming Reception Hall

With spot lights to ceiling, radiator, storage cupboard, boiler cupboard, wood effect flooring and doors leading off to



Lounge Diner

15' 0" x 19' 6" max (4.57m x 5.94m) With double glazed French doors leading to roof terrace, double glazed window to rear, spot lights to ceiling, radiator, further vertical radiator, modern wall mounted electric fire and opening into



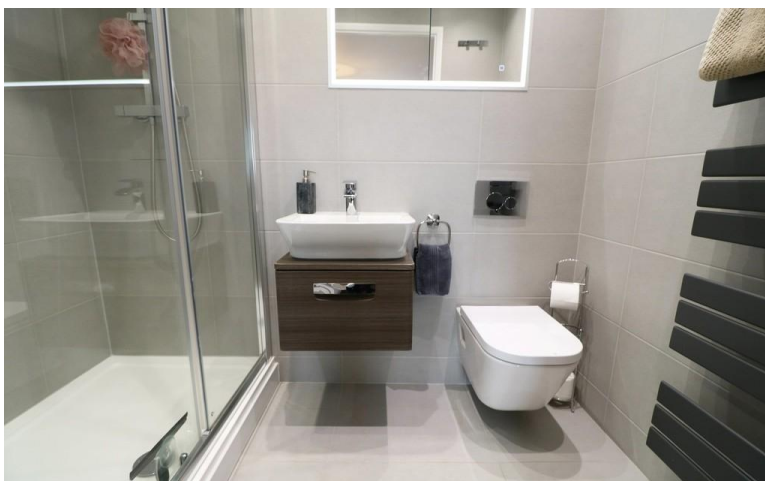
Re-Fitted Kitchen

10' 3" x 7' 10" (3.12m x 2.39m) Being re-fitted with a modern range of high gloss wall, drawer and base units, complementary butcher block work surfaces with matching upstands, sink and drainer unit with mixer tap, feature coloured glass splashbacks, four ring gas hob with extractor canopy over and feature splashback, inset eye-level oven, plumbing for integrated washing machine and dishwasher, integrated fridge freezer, under-cupboard lighting, spot lights to ceiling and tiled flooring



Bedroom One

16' 6" x 12' 3" including fitted wardrobes (5.03m x 3.73m) With two double glazed windows to rear elevation providing countryside views, an extensive range of beautiful Avanti fitted furniture including wardrobes, drawers and vanity table with feature spot lighting, radiator, two ceiling light points and door leading into



Re-Fitted En-Suite Shower Room

Being re-fitted with a modern Roca three piece white suite comprising double shower cubicle with thermostatic rain-cloud shower and further handheld shower attachment, floating WC with wall mounted flush and vanity wash hand basin, complementary tiling to walls and floor, contemporary radiator, integrated vanity cupboard with mirrored door and LED light surround and spot lights to ceiling

Bedroom Two

11' 11" x 9' 6" (3.63m x 2.9m) With double glazed window to rear, ceiling light point, radiator and built-in Avanti triple wardrobes



Re-Fitted Guest Shower Room

Being re-fitted with a modern Roca three piece white suite comprising double walk-in shower enclosure with thermostatic rainfall shower and further handheld shower attachment, floating WC with wall mounted flush and vanity wash hand basin, integrated vanity cupboard with mirrored door and LED light surround, complementary tiling to walls and floor, contemporary radiator and spot lights to ceiling



Outside

Having one secure underground allocated parking space

Tenure

We are advised by the vendor that the property is leasehold with approx. 986 years remaining on the lease, a service charge of approx. £2,700 per annum and a ground rent of approx. £155 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.