



smarthomes

Waters Edge

Waterside, Dickens Heath, B90 1UE

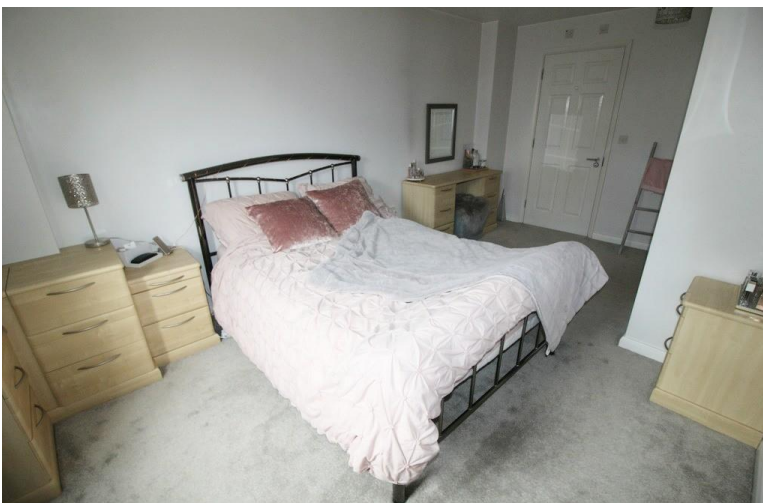
- A Modern Second Floor Apartment
- Two Good Size Bedrooms
- Spacious Open Plan Lounge/Kitchen/Diner
- Two Private Balconies with Far Reaching Views

Offers Over £235,000

EPC Rating - 79

Current Council Tax Band - D





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 accessed via a secure communal entrance with stair and lift access to all floors. On the second floor you will find a further private entrance door leading into



Entrance Hallway

21' 0" x 6' 0" max (6.4m x 1.83m max) With ceiling spot lights, laminate flooring, storage cupboard, radiator, study area with a fitted work surface, cupboards and shelving and door leading off to

Open Plan Lounge/Kitchen/Diner

Lounge/Dining Area

21' 05" x 15' 08" max (6.53m x 4.78m max) With double glazed windows to two sides, UPVC double glazed French doors leading to a private balcony with far reaching views, laminate flooring, ceiling spot lights, two wall mounted radiators and opening to



Kitchen Area

13' 02" x 7' 11" (4.01m x 2.41m) Being fitted with a modern range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated fridge/freezer, washer/dryer and slimline dishwasher, tiling to floor, ceiling spot lights and UPVC double glazed French doors leading to a private balcony with far reaching views



Master Bedroom

17' 06" x 11' 08" max (5.33m x 3.56m max) With a double glazed window, radiator, ceiling light point and door to

Modern En-Suite Shower Room

6' 08" x 3' 10" (2.03m x 1.17m) Being fitted with a modern white suite comprising of a walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor and ceiling spot lights





Bedroom Two

10' 05" x 9' 07" (3.18m x 2.92m) With a double glazed window, radiator, ceiling light point and fitted wardrobe

Modern Family Bathroom

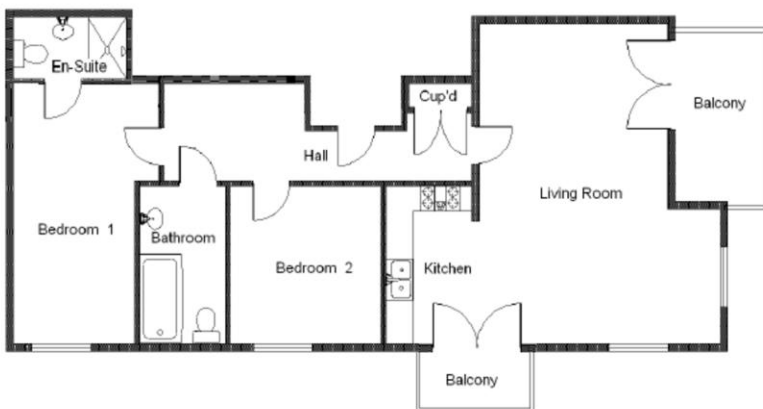
10' 05" x 5' 03" (3.18m x 1.6m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and ceiling spot lights

External

The property benefits from a secure underground allocated parking space

Tenure

We are advised by the vendor that the property is leasehold with approx. 980 years remaining on the lease, a service charge of approx. £2,800 per annum and a ground rent of approx. £156 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 Vendor. Current council tax band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.