



smarthomes

## Wharf House

Waterside, Dickens Heath, B90 1UE

- An Extremely Well Presented Third Floor Apartment
- Two Double Bedroom with Fitted Furniture
- Open Plan Lounge/Kitchen/Diner
- En-Suite Shower Room

**£260,000**

EPC Rating - D

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 lift and stair access to all floors including the underground car park. On the third floor you will find a private entrance door leading into

### Entrance Hallway

With ceiling spot lights, herringbone LVT flooring, radiator, storage cupboard and door leading off to



## Open Plan Lounge/Kitchen/Diner

### Kitchen Area

15' 1" x 10' 3" (4.6m x 3.12m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over and oven below. Integrated AEG microwave oven, fridge/freezer and dishwasher, tiling to splash back areas, herringbone LVT flooring, ceiling spot lights and access to



### Lounge/Diner Area

17' 6" x 17' 0" (5.33m x 5.18m) With herringbone LVT flooring, two radiators, ceiling spot lights, feature wall panelling and two sets of double glazed French doors leading to balcony

### Bedroom One

14' 10" x 8' 4" (4.52m x 2.54m) With double glazed French doors leading to balcony, radiator, ceiling light points, fitted wardrobes with soft close sliding doors and door to



### En-Suite Shower Room

Being fitted with a modern white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window

### Bedroom Two

12' 8" x 7' 1" (3.86m x 2.16m) With double glazed French doors leading to balcony, radiator, ceiling light point and a range of fitted furniture to include wardrobes, top boxes, bedside cabinets and dressing table





### Family Bathroom

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. Chrome heated towel rail, tiling to splash prone areas and floor and ceiling spot lights

### Private Balcony

Spanning the full width of the apartment and benefiting from far reaching views and external lighting



### Parking

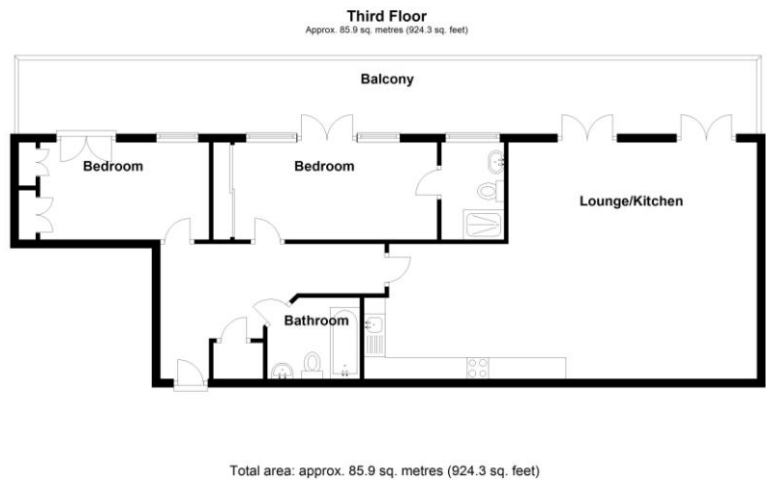
The property benefits from one secure allocated underground parking space

### Agents Note

Please note that this property is owned by a relative of an employee of Smart Homes Estate Agents

### Tenure

We are advised by the vendor that the property is leasehold with approx. 979 years remaining on the lease, a service charge of approx. £2,512 per annum and a ground rent of approx. £202 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. Current council tax band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.