



smarthomes

Vista Heights

Waterside, Dickens Heath, B90 1UE

- A Well Presented Top Floor Apartment
- Two Double Bedrooms
- No Upward Chain
- Private Balcony with Far Reaching Views

£215,000

EPC Rating - 82

Current Council Tax Band - C





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 door leading into a communal hallway. From here there is lift and stair access to all floors, and on the top floor a private front door leads into



Entrance Hallway

With ceiling light point, radiator, wood effect flooring, useful storage cupboard and doors leading off to



Open Plan Lounge/Kitchen/Diner

23' 9" x 20' 9" max (7.24m x 6.32m max) Being fitted with a 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, washing machine and slimline dishwasher, tiling to splash back areas, radiator, ceiling spot lights, a UPVC double glazed window and UPVC double glazed French doors to



Private Balcony

With far reaching views

Bedroom One

19' 4" x 8' 6" (5.89m x 2.59m) With a UPVC double glazed window, fitted wardrobes with sliding doors, radiator and two ceiling light points

Bedroom Two

14' max x 7' 6" (4.27m max x 2.29m) With a UPVC double glazed window, radiator, ceiling light point and walk in style wardrobe





Modern 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, wood effect flooring and ceiling spot lights



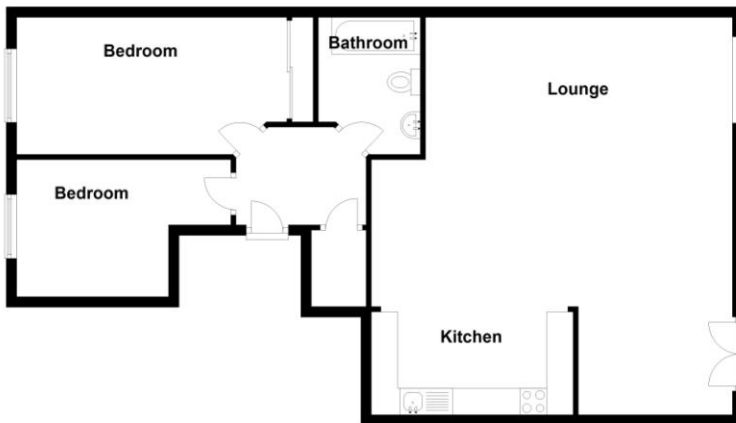
Parking

The property further benefits from secure underground allocated parking

Tenure

We are advised by the vendor that the property is leasehold with approx. 978 years remaining on the lease, a service charge of approx. £2,957.52 per annum and a ground rent of approx. £202.02 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 - C

Third Floor
Approx. 83.7 sq. metres (900.4 sq. feet)



Total area: approx. 83.7 sq. metres (900.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	83
(69-80) C		
(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

316 Stratford Road
Shirley
Salihull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.