



smarthomes

## Vista Heights

Waterside, Dickens Heath, B90 1UE

- A Well Presented Second Floor Apartment
- Two Double Bedrooms
- One Secure Underground Allocated Parking Spaces
- No Upward Chain

**£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.

### Private Entrance Hall

With wood effect flooring, radiator, ceiling spot lights, intercom entry phone, two useful storage cupboards and doors leading off to





### **Spacious Lounge**

20' 4" x 11' 1" (6.2m x 3.4m) With double glazed window to front elevation, radiator, ceiling spot lights and opening through to



### **Dining Kitchen to Front**

20' 8" x 10' 5" (6.3m x 3.2m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces and matching splashbacks, inset sink with mixer tap, four ring gas hob with extractor canopy over, inset electric oven, integrated dishwasher, washer dryer and fridge freezer, radiator, spot lights to ceiling and double glazed windows incorporating French doors leading out to the balcony to front elevation



### **Guest Bathroom**

7' 6" x 5' 10" (2.3m x 1.8m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, ladder style radiator, extractor and spot lights to ceiling



### **Bedroom One to Rear**

17' 4" x 9' 2" (5.3m x 2.8m) With double glazed window to rear elevation, radiator, two ceiling light points, fitted wardrobes with sliding doors and door leading into

### **En-Suite Shower Room**

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to water prone areas and floor, ladder style radiator, extractor and spot lights to ceiling



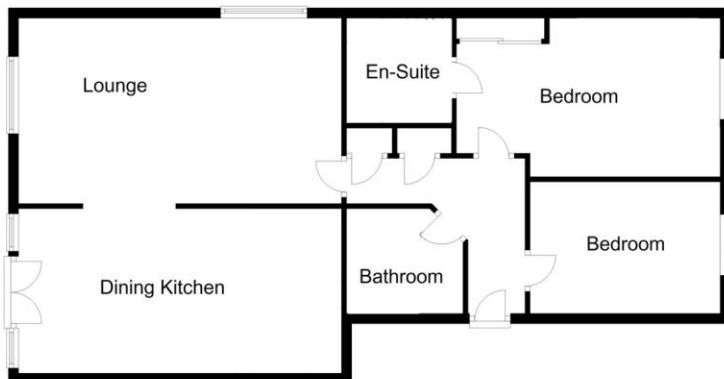
### Bedroom Two to Rear

13' 5" x 8' 2" (4.1 m x 2.5m) With double glazed window to rear elevation, radiator, ceiling light point and door to useful storage cupboard

This apartment benefits from one secure underground allocated parking space.

### Tenure

We are advised by the vendor that the property is leasehold with approx. 976 years remaining on the lease, a service charge of approx. £3067 per annum and a ground rent of approx. £100 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 – C.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> | 82                      | 84        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | 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.