



smart homes

Bridge House

Waterside, Dickens Heath, B90 1UD

- A Beautifully Presented Second Floor Apartment
- Two Double Bedrooms
- Large Open Plan Lounge/Dining Room
- Modern Fitted Kitchen

£235,000

EPC Rating '84'





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

Access to the property is via a secure communal entrance hall with stairs and lift access to all floors. On the second floor you will find a private front door leading through to



Private Hallway

With a wall mounted radiator, ceiling light point, built in cloaks cupboard, cupboard housing a wall mounted gas central heating boiler and door leading into



Large Open Plan Lounge/Dining Area

30' 3" x 19' 0" (9.22m x 5.79m) With UPVC double glazed French doors with Juliet balcony and two further UPVC double glazed windows, two wall mounted radiators, ceiling down lighters and opening to



Modern Fitted Kitchen

12' 9" x 7' 6" (3.89m x 2.29m) Fitted with a range of wall, drawer and base units with a work surface over incorporating a stainless steel sink with mixer tap, further incorporating a 4 ring gas hob with electric oven beneath and extractor hood over. Space for fridge/freezer, integrated slim-line dishwasher, integrated washing machine, tiling to floor and ceiling spot lights



Bedroom One

20' 4" x 12' 2" (6.2m x 3.71m) With UPVC double glazed window, fitted wardrobes with sliding doors, wall mounted radiator, ceiling light point and door to

Modern En-Suite

Being fitted with a modern white suite comprising a double walk in shower enclosure, low flush W.C and pedestal wash hand basin. Tiling to splash back areas, heated towel rail and ceiling spot lights

Bedroom Two

16' 2" x 8' 9" (4.93m x 2.67m) With UPVC double glazed window, wall mounted radiator, over bed built in storage and ceiling light point

Modern Family Bathroom

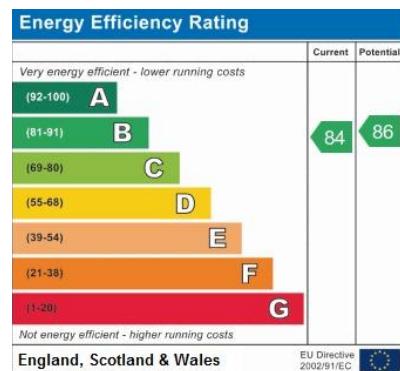
Being fitted with a modern white suite comprising panelled bath with shower over and glass shower screen, low flush WC and pedestal wash hand basin. Tiling to splash back areas, heated towel rail and ceiling light point

Parking

The apartment benefits from one secure allocated underground parking space

Tenure

We are advised by the vendor that the property is leasehold with approx. 983 years remaining on the lease, a ground rent of approx. £155 per annum and a service charge of approx. £2,495 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.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements