



smarthomes



- Luxury Three Storey Penthouse Apartment
- Three/Four Bedrooms
- Reception Hall with Feature Glass Spiral Staircase
- L Shaped Roof Terrace Boasting Open Views

The Customs House, Waterside, Dickens Heath, B90 1UD

£565,000

A rare and unique opportunity to purchase this luxury bespoke three storey three/four bedroom Penthouse Apartment. The property boasts views of the Canal and countryside beyond and in brief comprises of reception hall with a bespoke stainless steel & glass spiral staircase, open plan lounge kitchen breakfast room with balcony, family room/fourth bedroom, master bedroom suite with mezzanine/gallery study area, 2 x further double bedrooms with en-suite & shower room, roof terraces and two secure, allocated underground car parking spaces. EPC Rating - 80



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 apartment is set in this purpose-built block with security communal door leading to the elevator giving access to the landing area with door leading into

Accommodation to the Ground Floor

Impressive and Spacious Reception Hall

Forming a focal point of this apartment stands a tailor made stainless steel & glass finish spiral staircase rising to the second floor accommodation, inset ceiling down-lighters, display niches with spotlighting and, panelled glazed picture windows and panelled glazed double doors radiating off to

Open Plan Lounge Kitchen Breakfast Room

30' 6" (max) x 20' 4" (max) (9.3m (max) x 6.2m (max))

Lounge Area

With display niche ideal for housing flat screen television, double glazed French doors to roof terrace, inset ceiling down-lighters and opening to





Good Sized Kitchen Breakfast Area

With feature dark hardwood flooring which extends to a comprehensive range of high gloss wall and base units, display cabinets and Paykel dish drawers, a range of smoke glass fronted shelving units with inset pelmet unit with deluxe black smoke glassed extractor with a white pelmet beneath black glass work surface incorporating one and a half bowl stainless steel sink with deluxe industrial spray tap, integrated appliances include Gagganau five ring induction electric hob, floor level integrated Miele champagne and wine cooler and Fisher and forming a focal point is a smoked black glass island area which forms a perfect breakfast area, Gagganau oven with cooker/microwave facility above, Miele fridge/freezer with storage cupboards above, door to one side allowing access to



Utility Room

With inset ceiling down-lighters, wall mounted intercom entry phone system, washer & dryer and double doors allowing access to boiler cupboard housing wall mounted central heating boiler and hot water tank



Returning back to the reception hall with doors radiating off to the

Guest Bedroom

15' 3" x 11' 1" (4.65m x 3.38m) With two double glazed windows overlooking the village centre, TV aerial point, inset ceiling down-lighters, recessed niche area, wall mounted recessed niche area ideal for housing plasma/flat screen TV and interconnecting door leading into

Luxury Porcelanosa En Suite

Being fitted with a white suite comprising low flush WC, raised wash hand basin with deluxe mixer tap and fitted base unit beneath and a modern chrome finished shower unit with multi jet shower heads and complementary mosaic tiled walling to one side, inset ceiling down-lighters, speaker system to ceiling and smoked glass double glazed window to side elevation

Bedroom Three

13' 2" x 10' 10" (4.01m x 3.3m) With upvc double glazed window providing views over Dickens Heath Village Centre, TV aerial point, inset ceiling down-lighters and recessed display niche ideal for housing plasma/flat screen TV

Luxury Porcelanosa Shower Room

With three piece white Porcelanosa suite comprising low level WC, wash hand basin with deluxe mixer tap with fitted double base unit beneath with matching wall mounted mirror and double width shower enclosure with complementary mosaic style floor tiling with chrome style modern multi head shower unit, complimentary tiling from floor to ceiling incorporating mosaic panelled walling, wall mounted chrome style towel rail, double shaver point, inset ceiling down-lighters, speaker system, smoked glass UPVC double glazed window to side elevation

Accommodation on the First Floor

Landing

With velux style window, inset ceiling downlighters, and attractive bespoke panelled glazed hardwood doors, staircase leading to mezzanine and double doors leading into

Family Room/Bedroom

21' 11" x 13' 10" (6.68m x 4.22m) With UPVC double glazed window to side elevation and two sets of UPVC double glazed French doors giving access to the

L Shaped Roof Terrace

Offering external lighting and decked flooring with inset spotlighting and the main feature is undulating views over adjoining village open countryside, canal and the feature manmade weir. The focal point of the room is a recessed fitted fireplace with display niche ideal for housing large plasma/flat screen TV and inset ceiling down-lighters

Delightful Master Bedroom

18' 2" x 13' 10" (5.54m x 4.22m) Fitted with mirror fronted fitted wardrobes. With access to the decked illuminated terraced area via double UPVC double glazed French doors, inset ceiling down-lighters and leading into

Dressing Room

17' 0" x 7' 7" (5.18m x 2.31m) With mirror fronted fitted wardrobes with shelving unit to one side and recessed area under staircase with fitted cupboard and hardwood door leading into

Luxury Porcelanosa En Suite

Boasting a comprehensive range of sanitary ware comprising elevated and raised free standing bath with deluxe mixer tap with flat screened TV over, low flush WC, his and hers wash hand basins with fitted double base units beneath and matching wall storage units to one side and large wall mounted mirror, glass fronted double width walk in shower cubicle with floor to ceiling complementary and matching tiling, multi jet deluxe modern shower unit and inset ceiling down-lighters

Accommodation on the Second Floor

Accessed via a staircase that provides a good area for storage, leading to

Mezzanine/Home Office

With some restricted headroom with glazed picture window to front elevation, inset ceiling down-lighters, chrome finished and glazed balustrade, overlooking master bedroom, power and telephone extension point

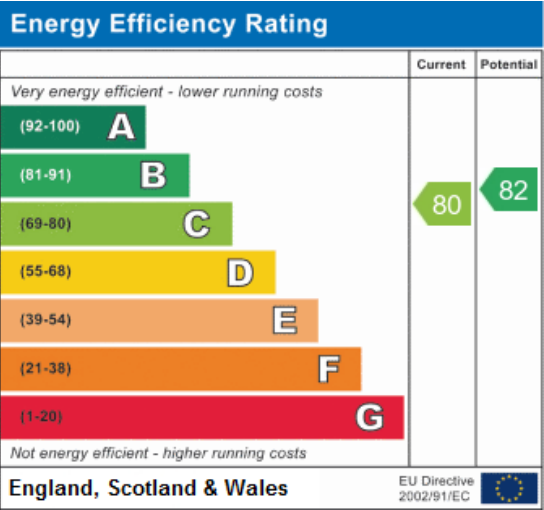
The property benefits hugely from the facility of allocated parking which is located in the underground parking bays beneath the building and the current vendor advises us that the prospective purchaser will adopt two secure allocated parking spaces

Outside

There is a wrap around balcony/sun terrace

Tenure

We are advised by the vendor that the property is leasehold with approx. 985 years remaining on the lease, a service charge of approx. £4,400 per annum and a ground rent of approx. £128 per annum, but we are awaiting confirmation from the vendors 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 are 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/tenants are advised to recheck the measurements.