

smarthomes

## Waterside Heights

Dickens Heath, Solihull

- A Well Presented First Floor Apartment
- Two Good Size Bedrooms
- Open Plan Lounge & Kitchen
- Lift Access & One Allocated Parking Space

**£215,000**

Current EPC Rating - B  
Current Council Tax Band - B

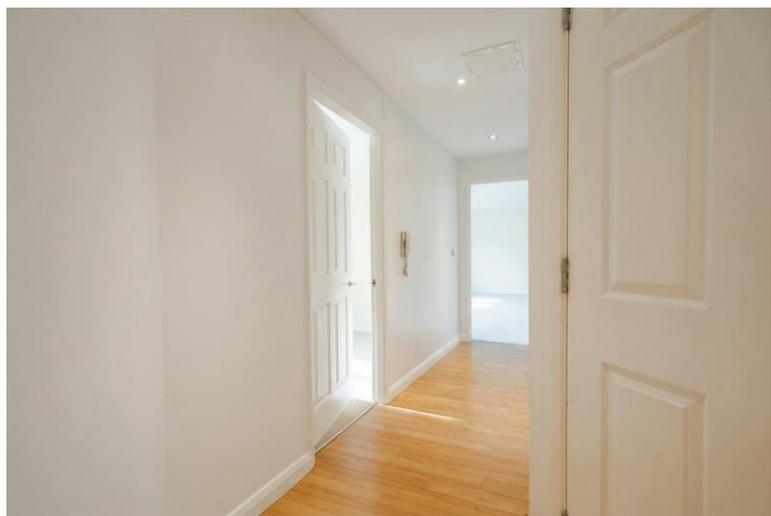




## Property Description

A well presented first floor apartment benefitting from a secure allocated underground parking space, two good size bedrooms, contemporary kitchen, spacious lounge/diner, en-suite shower room and family bathroom

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.



## Rooms & Measurements

Spacious Lounge/Diner 5.8m x 4.5m (19'0" x 14'9")

Contemporary Kitchen 3.2m x 1.8m (10'5" x 5'10")

Bedroom One 3.4m x 3.3m (11'1" x 10'9")

En-Suite Shower Room 2m x 1.7m (6'6" x 5'6")

Bedroom Two 3.6m x 2m (11'9" x 6'6")

Bathroom 2m x 1.7m (6'6" x 5'6")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 975 years remaining on the lease, a service charge of approx. £2,400 per annum and a ground rent of approx. £202.02 per annum but 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. Council tax band B



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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 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 are advised to recheck the measurements.