



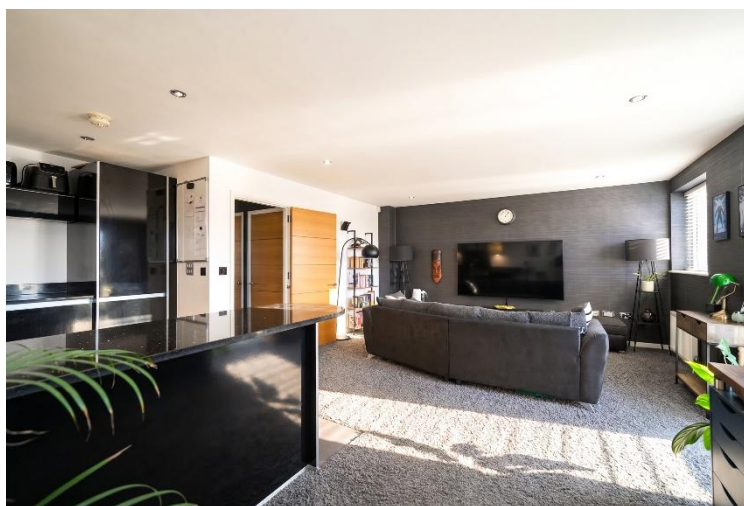
## Vista Heights

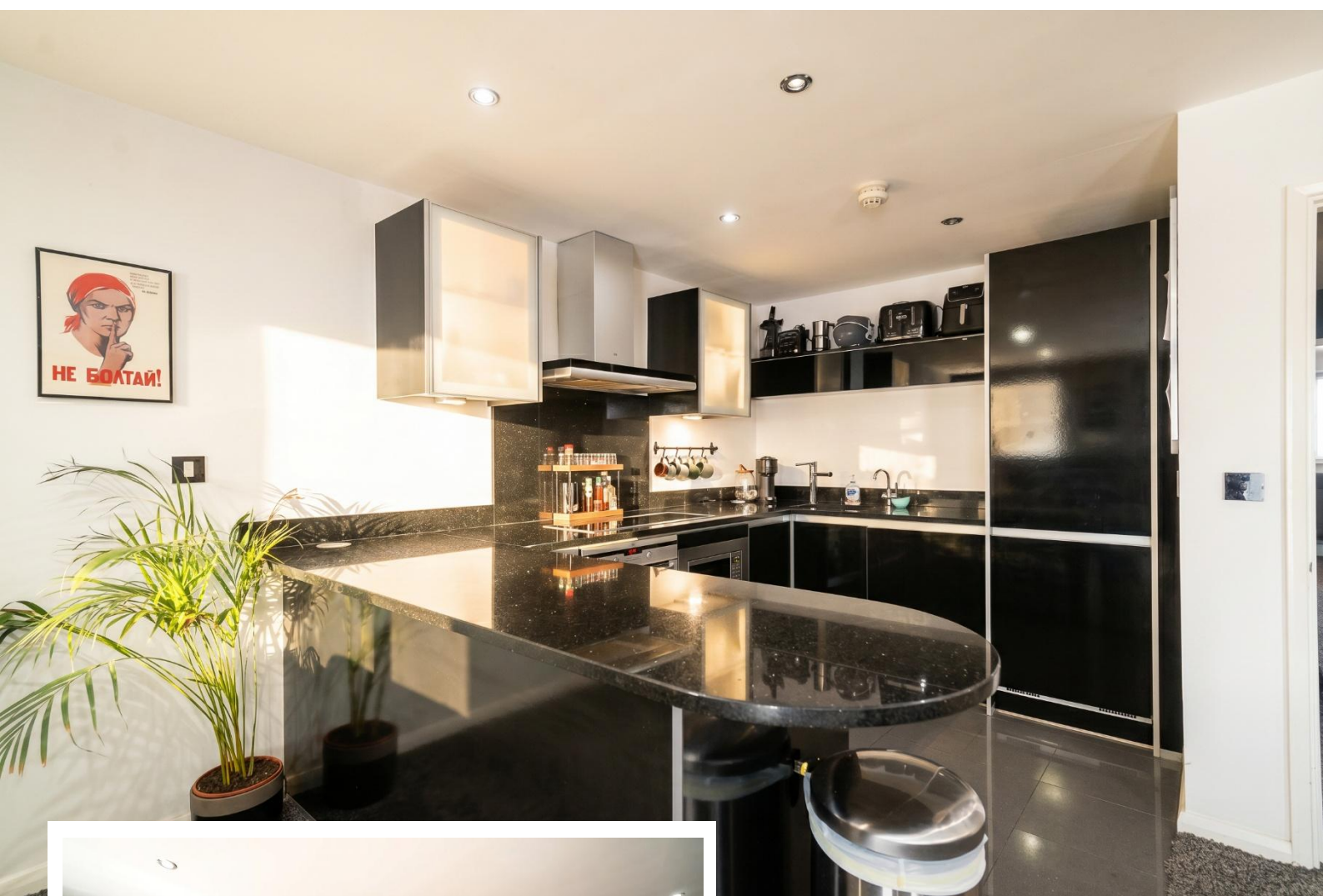
Dickens Heath, Solihull

- A Very Well Presented & Spacious Top Floor Apartment
- Large Double Bedroom & Re-Fitted En-Suite Shower Room
- Open Plan Lounge Kitchen/Diner
- Private South/Westerly Facing Terrace

**£200,000**

Current EPC Rating - C  
Current Council Tax Band - C

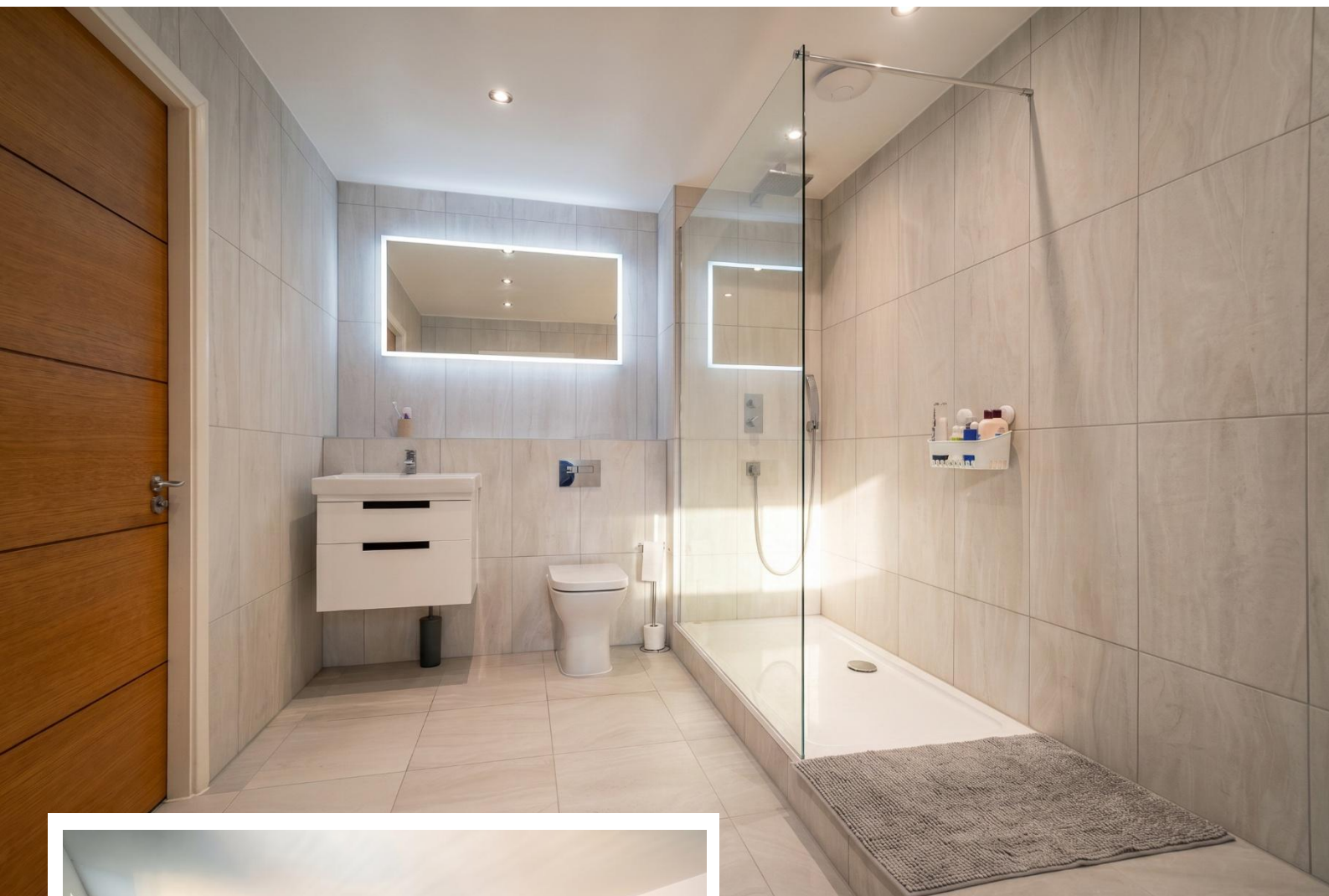




## Property Description

A most individual penthouse apartment situated in the ever popular modern village of Dickens Heath and benefiting from no upward chain. The property has been refurbished in order to provide the following accommodation of a spacious open plan lounge/kitchen/diner, South/Westerly terrace with far reaching views, large double bedroom with fitted wardrobes, Jack and Jill en-suite shower room and a secure allocated underground parking space

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 Open Plan Lounge/Kitchen/Diner 6.32m max x 5.82m max (20'9" max x 19'1" max)

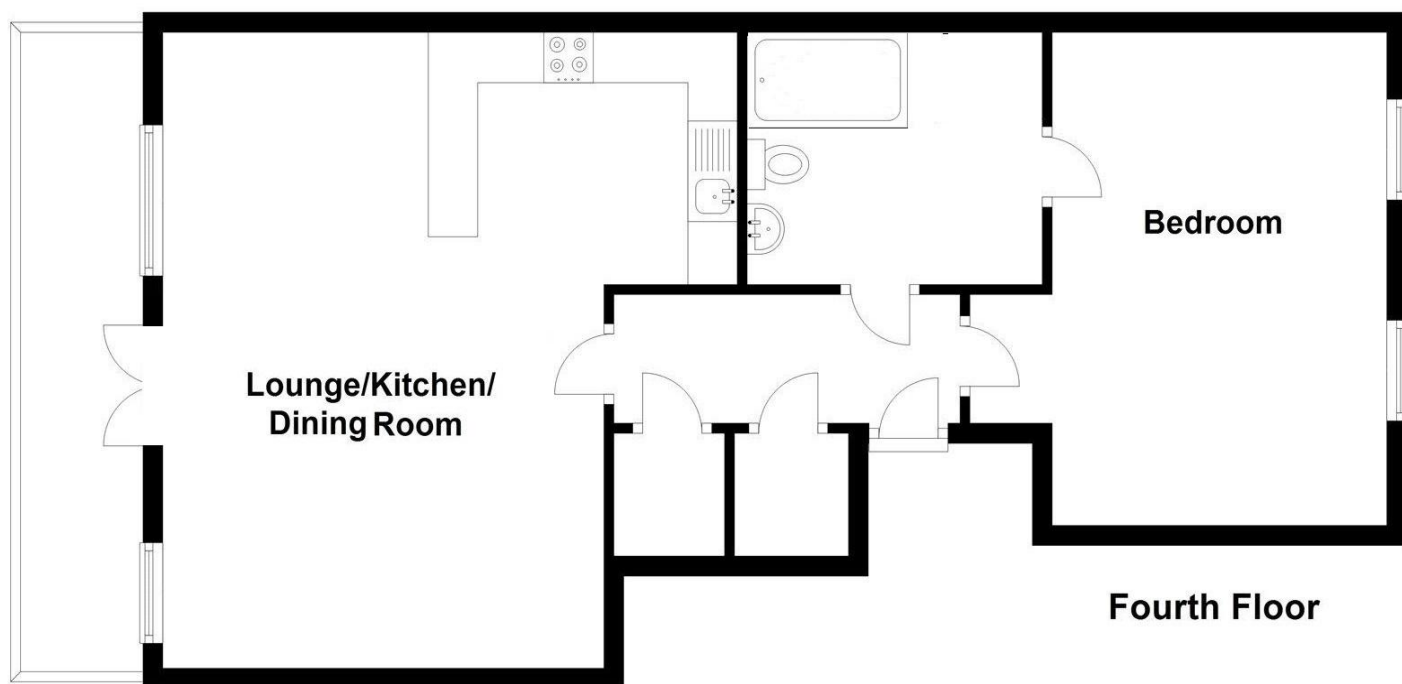
South/Westerly Facing Terrace

Large Double Bedroom 4.95m x 3.4m (16'3" x 11'2")

Re-Fitted Jack & Jill Shower Room

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. £3,000 per annum and a ground rent of approx. £200 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. Council tax band C



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.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 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.