



smarthomes

Wharf House, Waterside

Dickens Heath, Solihull, B90 1UE

- A Beautifully Presented First Floor Apartment
- Three Good Sized Bedrooms
- En Suite & Bathroom
- Secure Underground Parking Space

£325,000

EPC Rating - B

Current Council Tax Band - E





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

Being entered via secure intercom system with spot lights to ceiling, storage cupboard housing central heating boiler, wood effect flooring, radiator and doors leading off to



Spacious Lounge Diner

19' 6" x 22' 9" (5.94m x 6.93m) With five double glazed windows, wood effect flooring, spot lights to ceiling, ceiling light point and central heating radiator



Contemporary Kitchen

15' 5" (max) x 6' 8" (max) (4.7m x 2.03m) Being fitted with a range of Shaker style base units and matching wall units with complementary work surfaces over incorporating sink and drainer unit with mixer tap, integrated full width dishwasher, free standing Range master double oven with plate warmer and grill, ceramic hob and additional four ring gas burner, concealed lighting to wall units, integrated microwave, integrated fridge freezer and integrated washer dryer



Bedroom One

16' 6" (into wardrobe) x 11' 3" (5.03m x 3.43m) With double glazed windows to side elevation, central heating radiator, ceiling light point, triple fitted wardrobe and door leading off to



Contemporary Re-Fitted En Suite

Being fitted with a three piece white suite comprising of; large shower enclosure with thermostatic rainfall shower and additional shower attachment, floating WC with concealed flush and floating vanity wash hand basin with mixer tap, inset ceiling extractor and complementary tiling to walls and floor

Bedroom Two

11' 5" x 14' 0" (into wardrobe) (3.48m x 4.27m) With double glazed window to side elevation, central heating radiator, ceiling light point and fitted wardrobes with hanging rail and shelving



Bedroom Three

11' 6" x 9' 1" (3.51m x 2.77m) With double glazed window to side elevation, central heating radiator and ceiling light point

Bathroom

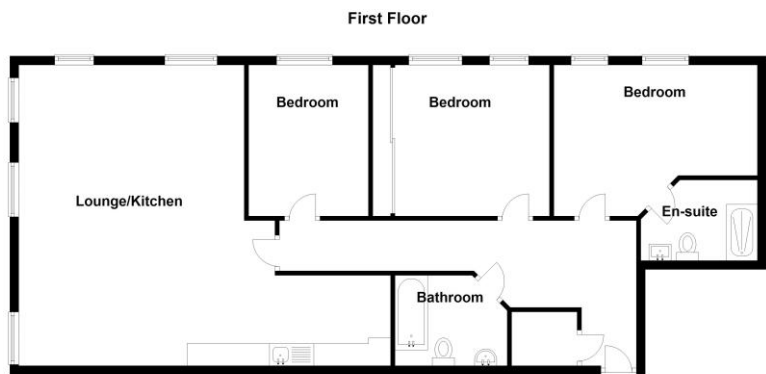
Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, tiling to water prone areas and spot lights to ceiling

Parking

Having one secure underground allocated parking space

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. £2,800 per annum and a ground rent of approx. £200 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - E



Total area: approx. 106.3 sq. metres (1144.5 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.