



smarthomes

Wharf House

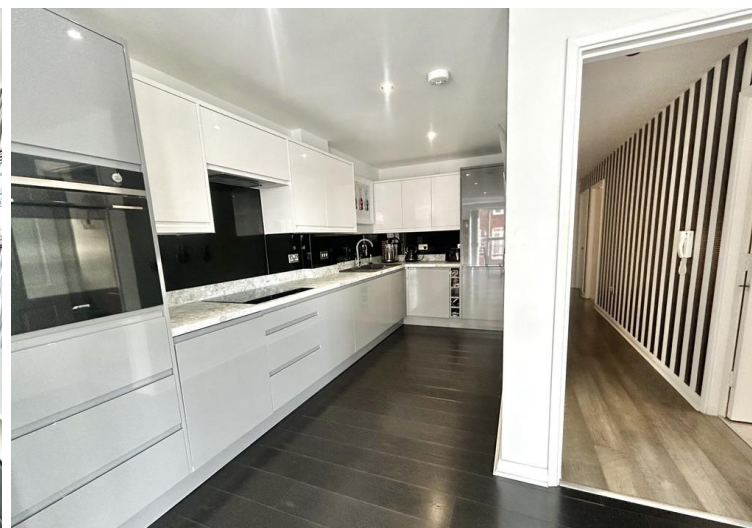
Waterside, Dickens Heath, B90 1UE

- A Beautifully Presented First Floor Apartment
- Three Good Size Bedrooms
- Open Plan Contemporary Kitchen
- Spacious Lounge Diner With Dual Aspect Views

£350,000

EPC Rating 83

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, wood effect flooring, radiator and doors leading off to



Spacious Lounge Diner

22' 11" x 14' 8" (6.99m x 4.47m) With feature double glazed windows to the front and side elevations, wood effect flooring, spot lights to ceiling, radiator and being open plan to

Contemporary Kitchen

15' 5" x 6' 9" (4.7m x 2.06m) Being fitted with a range of high gloss wall, drawer and base units incorporating wine wrack with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, feature splashbacks, induction hob with extractor over, inset eye-level oven, integrated fridge freezer, dishwasher and washer dryer, radiator, spot lights to ceiling and wood effect flooring



Bedroom One

10' 1" x 14' 4" (3.07m x 4.37m) With two large double glazed windows, fitted wardrobes with mirrored sliding doors, ceiling light points, radiator and door leading into



En-Suite Shower Room

Being fitted with a modern three piece suite comprising of; over-sized walk-in shower with thermostatic rainfall shower and additional shower attachment, low flush WC and vanity wash hand basin with storage drawers below with complementary tiling and aqua-panelling to walls, ladder style radiator and spot lights to ceiling



Bedroom Two

14' 0" x 11' 6" (4.27m x 3.51m) With spot lights to ceiling, radiator, two large double glazed windows and triple fitted wardrobes



Bedroom Three

11' 6" x 8' 5" (3.51 m x 2.57m) With double glazed window, ceiling light point and radiator

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, with tiling and aqua-panelling to walls, shaver socket, ladder style radiator and spot lights to ceiling

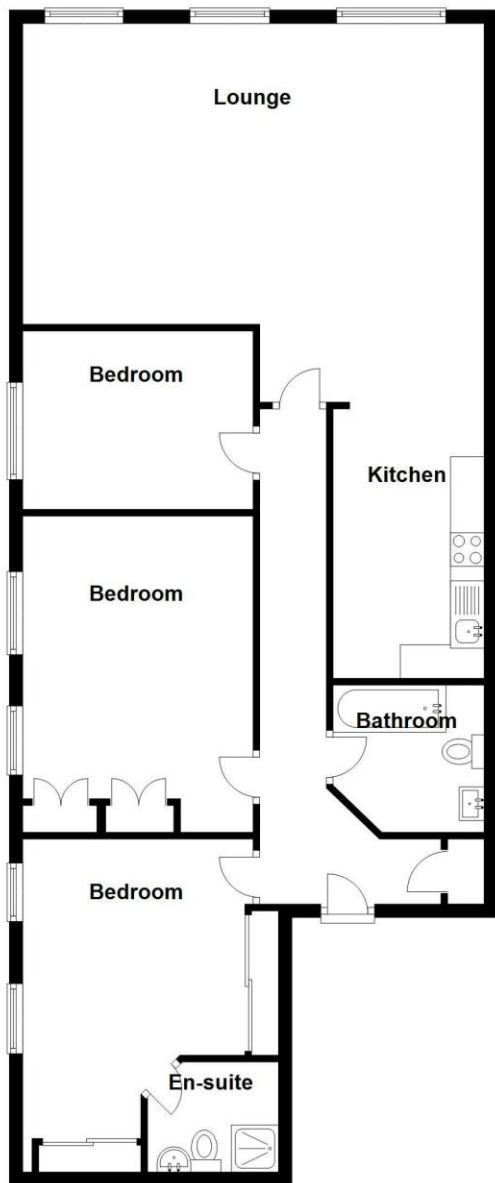
Parking

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 vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor

First Floor



Total area: approx. 105.0 sq. metres (1130.6 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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 and 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.