



smarthomes

## Vista Heights

Waterside, Dickens Heath, B90 1UE

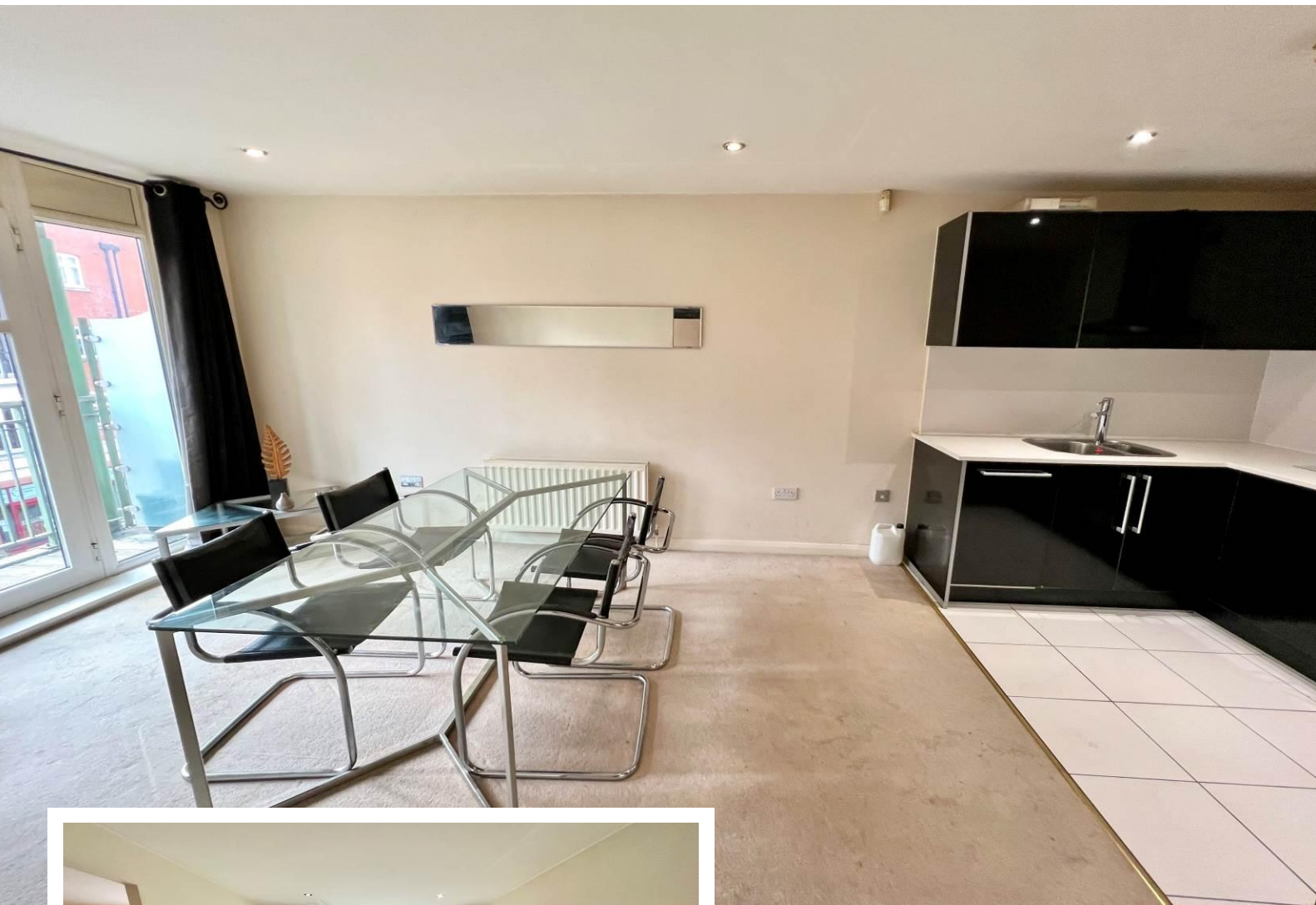
- A Second Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge & Dining Kitchen With Balcony
- Master En-Suite Shower Room & Guest Bathroom
- Secure Underground Allocated Parking
- No Upward Chain

**OIRO £200,000**

EPC Rating - B

Current Council Tax Band - C





## 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 property is accessed via secure communal entrance and lift leading to this second floor apartment

### Private Entrance Hall

With radiator, ceiling spot lights, telephone entry system, two useful storage cupboards and doors leading off to



### **Dual Aspect Lounge**

20' 0" x 11' 5" (6.1m x 3.5m) With double glazed windows to front and side elevations, ceiling spot lights, radiator and opening through to



### **Dining Kitchen**

19' 8" x 10' 5" (6.0m x 3.2m) The kitchen area has been fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching splashbacks, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, inset AEG electric oven, integrated dishwasher, washing machine and fridge freezer and part tiled flooring opening to dining area with radiator, spot lights to ceiling and UPVC double glazed windows incorporating French doors leading out to the balcony



### **Dual Aspect Bedroom One**

17' 4" x 9' 6" (5.3m x 2.9m) With double glazed windows to side and rear elevations, radiator, two ceiling light points, fitted wardrobes with sliding doors and door leading into



### **En-Suite Shower Room**

Being fitted with a three piece white suite comprising over-sized shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin, tiling to water prone areas and floor, ladder style radiator, shaver socket, extractor and ceiling spot lights

### **Bedroom Two to Rear**

13' 5" x 8' 6" (4.1m x 2.6m) With double glazed window to rear elevation, radiator, ceiling light point and door to useful storage cupboard

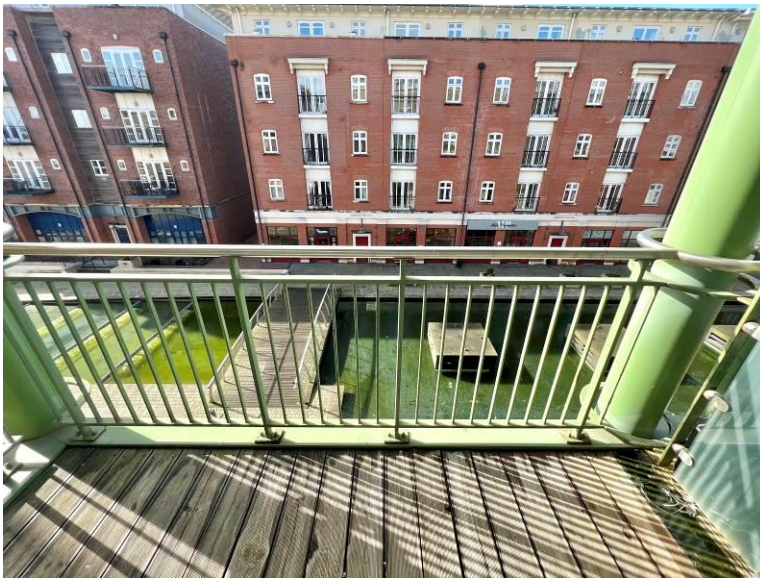


### Guest Bathroom

7' 2" x 6' 6" (2.2m x 2.0m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment over and glazed screen, low flush WC and pedestal wash hand basin, tiling to water prone areas, ladder style radiator, shaver socket, extractor and spot lights to ceiling

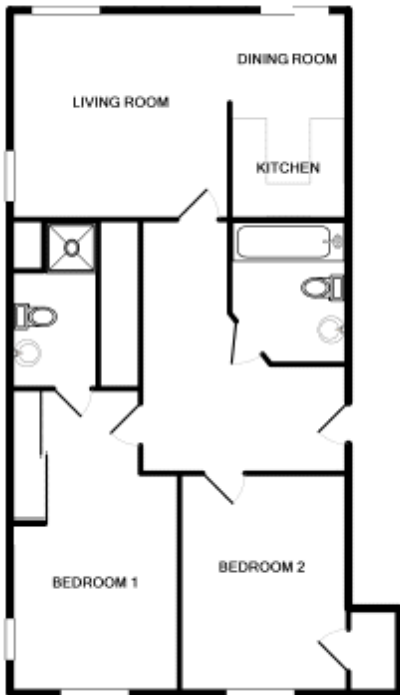
### Parking

The property benefits from one secure underground allocated parking space.



### Tenure

We are advised by the vendor that the property is leasehold with approx. 979 years remaining on the lease, a service charge of approx. £2,842 per annum and a ground rent of approx. £202 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. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

316 Stratford Road  
Shirley  
Salford  
West Midlands  
B90 3DN

www.smart-homes.co.uk  
shirley@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 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.