



Waters Edge, Dickens Heath, Solihull, B90 1UE

Offers over £325,000

A luxury penthouse apartment situated in the popular Waterside development enjoying far reaching views, large open plan wrap around lounge & dining area with wrap around south facing balcony, re-fitted kitchen, three bedrooms, master ensuite, family bathroom/2nd ensuite (jack & Jill) Cloakroom WC and two underground allocated parking spaces

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Council Tax Band: E

Property Type: Penthouse

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 a secure communal entrance with stairs and lift access to all floors. A private front door leads to

Reception Hallway Having recessed ceilings spotlights, central heating radiator, airing cupboard and doors opening to the lounge, two bedrooms, family bathroom and

Guest W.C Having recessed ceiling spotlights, extractor fan, central heating radiator, ceramic tiled floor, half height wall tiling, low level W.C and pedestal wash hand basin

Large Open Plan Wrap Around Lounge and Dining Area 38' 10" x 25' 0" max (11.84m x 7.62m max) Having three sets of French double glazed doors opening to the balcony, Oak flooring, three central heating radiators, recessed ceiling spotlights, door to master bedroom and opening to

Re-Fitted Kitchen 11' 5" x 9' 10" (3.48m x 3m) Being re-fitted with a range of modern wall and base storage units with a Quartz work surfaces over incorporating an inset 1½ bowl sink and drainer with mixer tap, further incorporating a ceramic hob with feature extractor hood over. Integrated electric oven, integrated microwave, integrated dishwasher, space for American style fridge/freezer, Oak flooring and ceiling spot lights

Master Bedroom 13' 9" x 12' 0" (4.19m x 3.66m) Having a ceiling light point, UPVC double glazed window to the side, central heating radiator and door opening to

En-Suite Shower Room Being fitted with a modern white suite comprising a double shower cubicle, two pedestal wash hand basins, low level W.C, ceramic tiled flooring and complementary wall tiling, recessed ceiling spotlights, extractor fan and heated towel rail

Bedroom Two 12' 0" x 9' 9" (3.66m x 2.97m) Having a UPVC double glazed window to the rear, two ceiling light points, central heating radiator, built in wardrobe and door opening to

Jack and Jill Bathroom Being fitted with a modern white suite comprising of a panelled P shaped bath, glazed shower enclosure, pedestal wash hand basin and low level W.C. Complementary wall tiling, ceramic tiled floor, recessed ceiling spotlights, extractor fan, heated towel rail and return door to the reception hallway

Bedroom Three 16' 7" x 8' 7" (5.05m x 2.62m) Having a UPVC double glazed window to the rear, two ceiling light points and central heating radiator

Two Secure Allocated Parking Spaces Located in the underground car park and numbered 158 & 159

Basement Store room: Good size and ideal for general





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC 	

