



## Waters Edge, Waterside

Dickens Heath, Solihull

- A Very Well Presented & Spacious Ground Floor Apartment
- Large Double Bedroom with Fitted Wardrobes
- Open Plan Lounge/Kitchen/Diner
- Private Full Width Canal Side Terrace

**£170,000**

Current EPC Rating - D  
Current Council Tax Band - B





## Property Description

A beautifully presented larger style ground floor apartment situated in a delightful waterside location. Offering accommodation comprising a spacious lounge/kitchen/diner, private full width terrace, large double bedrooms with fitted wardrobes, modern bathroom and secure allocated underground parking

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 10m x 3.1m (32'9" x 10'2")

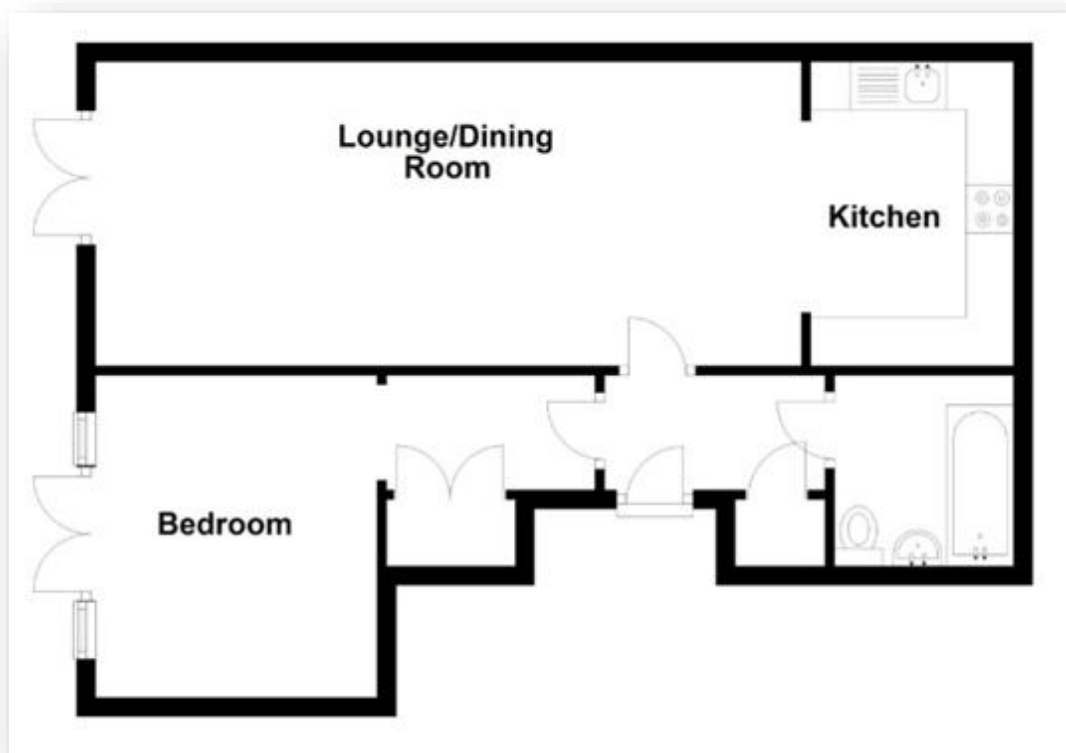
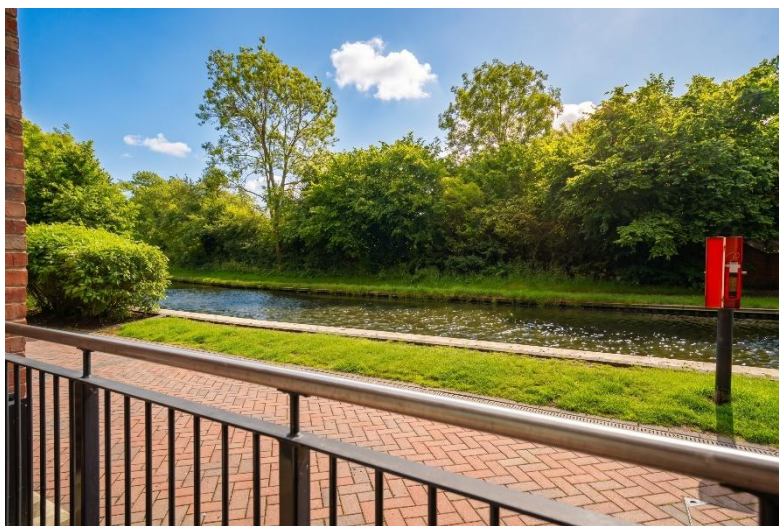
Full Width Terrace

Large Double Bedroom 5.2m max x 3.3m (17'0" max x 10'9")

Modern Bathroom 2m x 2m (6'6" x 6'6")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 975 years remaining on the lease, a service charge of approx. £2,681.12 per annum and a ground rent of approx. £250 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – B



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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.