



## Waterside Heights, Waterside, Solihull

£229,950



**Features:**

- Executive first floor apartment
- Desirable location
- Two bedrooms
- Principle bathroom & en-suite
- Allocated secure parking
- Canalside position
- Contemporary open plan kitchen/diner
- EPC - TBC

**Description:**

A modern executive first floor apartment set in the desirable development of Waterside in Dickens Heath, offering stunning canal-side views and open Greenland behind. In brief this fine property comprises of a secure intercom entrance to an inner lobby, spacious entrance hall leading off to two cupboards for storage, a spacious open plan kitchen/living area with large windows offering canal-side views comprising of a lounge area, fitted modern kitchen with integrated oven with gas hob and extractor hood over, inset sink with separate drainer, integrated fridge/freezer, dishwasher and washing machine along with further space for a dining room table, a master bedroom with built in wardrobes, views over the Grand Union Canal and modern shower room en-suite, a further well sized double bedroom two and a modern principle bathroom with heated towel rail, bathtub and overhead shower head. Furthermore, the property provides secure underground parking below with 24hr security and remote operated barrier, lift access, double glazing and central heating throughout, newly fitted flooring throughout, boiler refitted by current owners and re-plastered. Situated in an idyllic semi-rural location offering nearby shops, amenities, countryside and canal walks while also being within reach of Shirley and Solihull Town centres and the excellent amenities they have on offer. There is ease of access to major road links such as Stratford Road and M42 for further links into Birmingham, Redditch, Bromsgrove, Stratford upon Avon and Warwick.





**Details:**

**Entrance Hall**

**Lounge/Kitchen/Diner**

17' 5" x 20' 0" (5.30m x 6.09m)

**Master Bedroom**

11' 2" x 14' 2" (3.40m x 4.31m)

**En-suite**

6' 0" x 9' 4" (1.83m x 2.84m)

**Bedroom Two**

7' 5" x 11' 9" (2.26m x 3.58m)

**Bathroom**

5' 9" x 7' 6" (1.75m x 2.28m)

**EPC Rating:**

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.morgans.co.uk](http://www.morgans.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

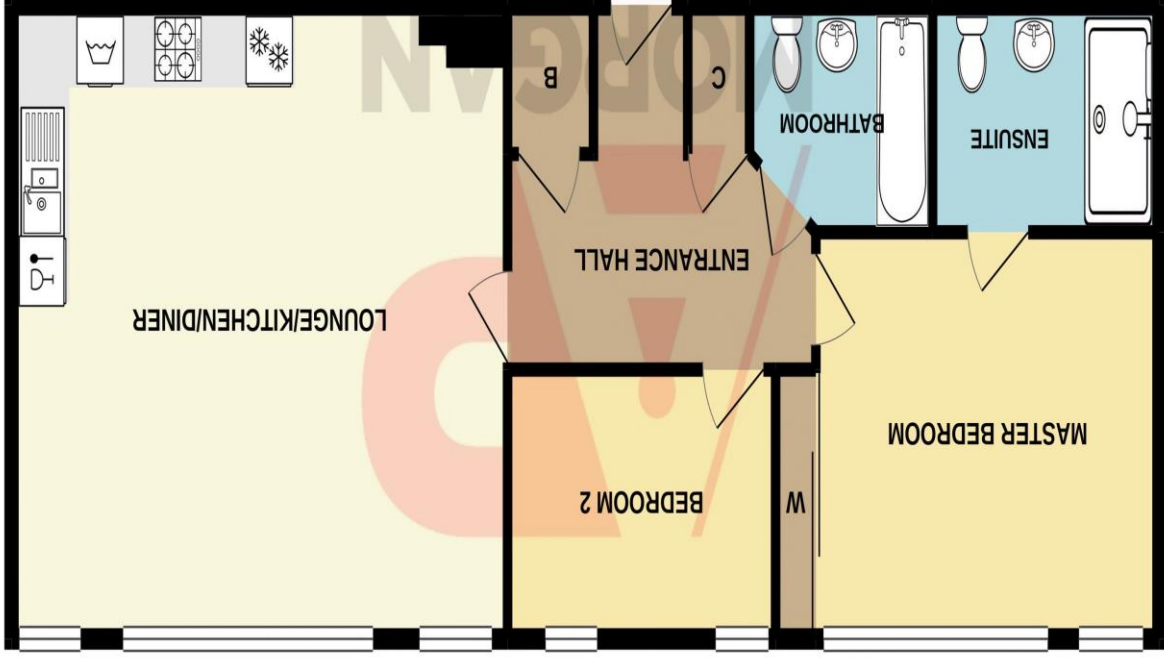
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

## GROUND FLOOR 816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Heteroxx ©2020

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.