



**WATERS EDGE
SOLIHULL
B90 1UE**

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- **Two double bedrooms**
- **House bathroom and en-suite**
- **Balcony off living area**
- **Recently refurbished**

Vision Properties are delighted to offer this beautifully presented, 2 bedroom apartment in Dickens Heath on the second floor of the popular Waters Edge development. This immaculate property has recently been refurbished throughout and benefits from gas central heating, double glazing, secure allocated parking, underground storage cage and large balcony with stunning views of the canal and countryside beyond.

Situated in the heart of Dickens Heath, a short walk from the bars, shops and restaurants in the village, with convenient access to the midland motorway network via J4 of the M42. This property would be ideal for first time buyers or investors.

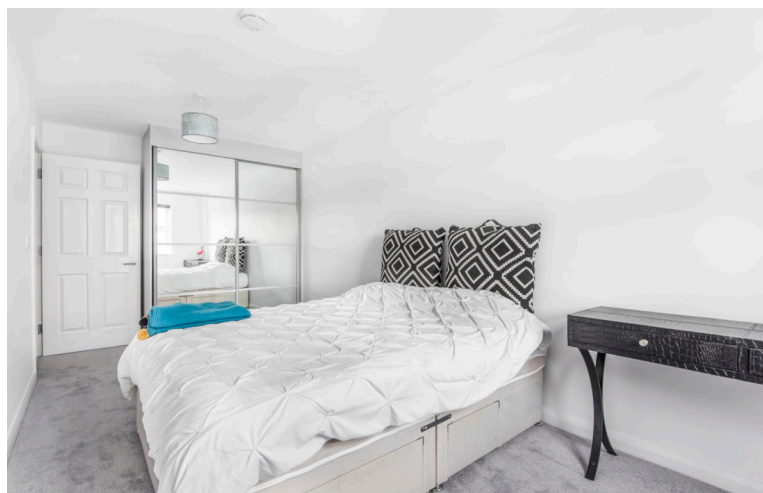
The property briefly comprises:

Living Room (6.63 x 4.78) – light and spacious living space with newly laid grey carpet and large French windows to the balcony, with uninterrupted views of the canal and countryside beyond.

Kitchen (3.35 x 2.97) – stylish fitted kitchen with tiled floor, contemporary wall and base units and integrated appliances, including a dishwasher, washer/dryer and gas hob.

Bedroom One (4.42 x 2.57) – spacious master bedroom with new grey carpet, en-suite with walk in shower, built in wardrobes.

Bedroom Two (5.61 x 2.59) – good sized second double bedroom with new grey carpet and built in wardrobe.





***Beautifully
presented
apartment in
Dickens Heath***



Bathroom – stunning house bathroom with modern three-piece white suite and feature tiling.

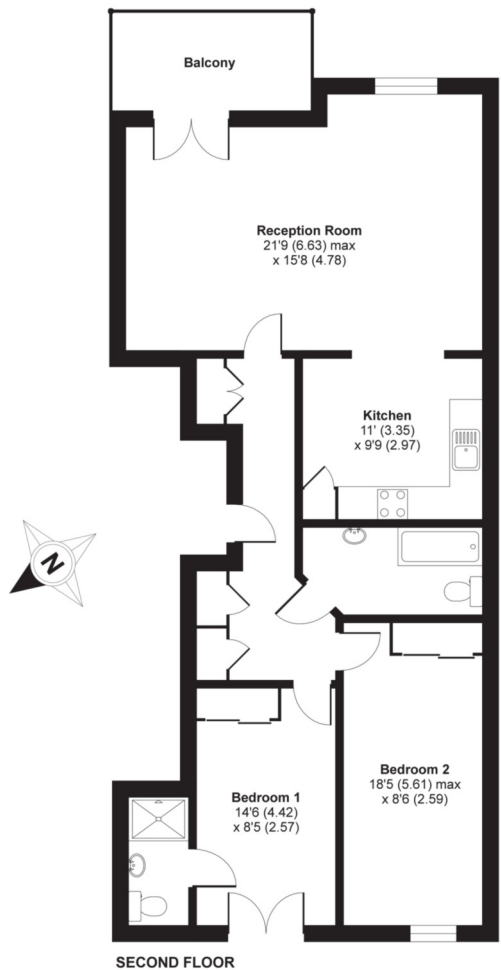
Hallway – with laminate flooring and three large storage cupboards.

Secure allocated underground parking space, ample visitor parking and lockable storage cage.

ATTENTION INVESTORS: estimated rental value of £1250 pcm, generating an attractive yield of 6.3%.

Waters Edge, Waterside, Shirley, Solihull, B90

APPROX. GROSS INTERNAL FLOOR AREA 942 SQ FT 87.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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