



4 The Customs House, Waterside, Dickens Heath B90 1UD

£300,000



## Key Features

Communal Entrance Hall / Lift Access  
Spacious Reception Hall / Lounge  
Fitted Dining Kitchen / Balcony  
Three Double Bedrooms  
En-Suite Shower Room / Family Bathroom  
Gas Central Heating / Double Glazing  
Secure Sub-Floor Parking

4 The Customs House is a superb, first floor, three bedroomed, family apartment, offering spacious contemporary accommodation and enjoying views from the balcony over the waterside and open countryside beyond.

## Tenure

We have been advised that the property is LEASEHOLD with 992 years unexpired and subject to a ground rent of £234.80 per calendar month and an annual ground rent of £100 per annum. However, you should check this with your legal advisor before exchanging contracts.

## Vendor's Comments

My home is like a permanent holiday. Whether it be at the height of summer or on a crisp sunny Winter morning, the rays beam into my living room and fill it with beautiful natural light. There is nothing more relaxing than sipping a glass of chilled white wine on my balcony, watching the occasional narrow boat sail past on the canal, just beyond the soothing sound of the cascading water feature in the foreground.

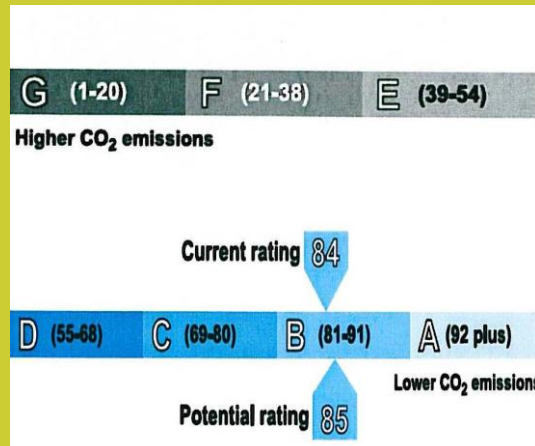
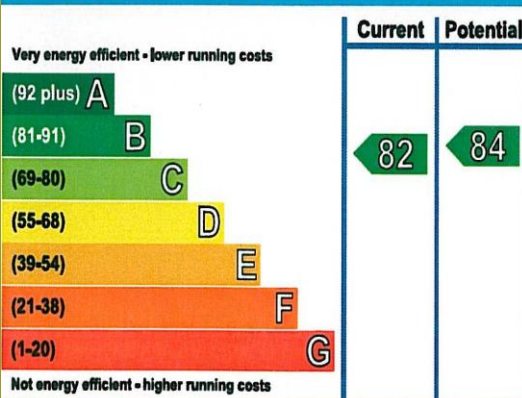
The view is stunning from both sides. As I enter either set of french windows, I am greeted by a freshly painted modern, warm and homely apartment. With my three bedrooms, two bathrooms and a very generously sized open-plan living area I have a wonderful free feeling of big comforting space.

It is the perfect size for me and my family. We love living here and everyone who walks through my front door make immediate positive comments on the layout, décor and overall feel of my flat.

## Viewing Arrangements

Telephone: 0121 705 4040 Email: [sales@simonburthomes.co.uk](mailto:sales@simonburthomes.co.uk) Visit: [www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

## Energy Efficiency Rating



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





