

# DRAKES

ESTATE AGENTS



Cornwood House, Rumbush Lane, Dickens Heath, B90 1TJ

£150,000

- A Modern First-Floor Apartment
- Open Plan Living Dining Kitchen
- One Double Bedroom
- Bathroom
- One Allocated Parking Space
- Storage Cage
- Juliet Balcony
- No Upward Chain



SCAN TO VIEW  
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



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Living/Dining Kitchen - 6.73m x 3.4m (22'1" x 11'2") max

Bedroom - 3.2m x 2.97m (10'6" x 9'9")

Bathroom - 2.51m x 1.7m (8'3" x 5'7")

A modern first-floor apartment offered with no upward chain and accommodation comprising in brief of reception hall, open plan living/dining kitchen, one bedroom, a bathroom, communal gardens, one allocated parking space & storage cage.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B | 85                      | 86        |
| (69-80)                                     | C |                         |           |
| (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 |           |

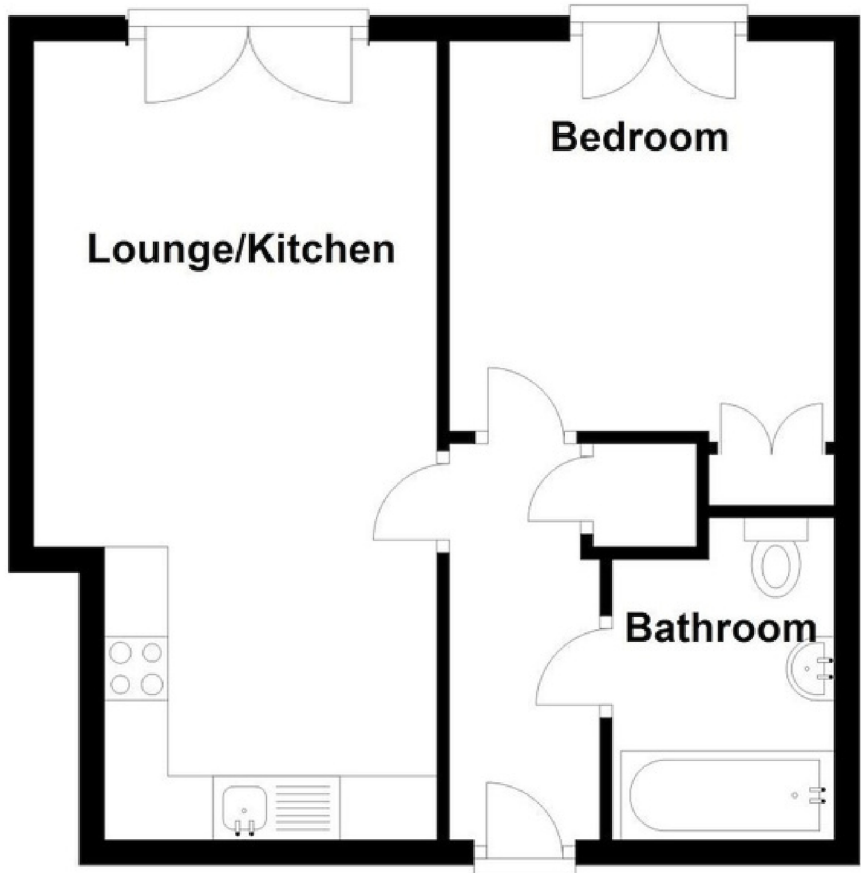
COUNCIL TAX BAND: Band B

EPC Rating: B

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 108 years remaining on the lease, a service charge for 2023-2024 is payable of approximately £3743 per annum which the vendor has agreed to pay for the service charge for 2022-2023 was £1,631.04. The ground rent payable is £200 per annum. The vendor has advised that the service charge 2023-2024 is twice as high as usual due to urgent repairs being done on the underground car park. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place.



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