



75 Cornwood House, B90 1TB
Sale Price OIEO £175,000



**Love
Property Co.**

75 Cornwood House, Hutchings Lane, Dickens Heath, B90 1TB

Tenure - Leasehold
EPC Rating – B
Council Tax Band – C

Love Property Co are pleased to offer this fantastic opportunity to purchase this ground floor two-bedroom apartment with no chain situated on the popular canal side and Nature reserve which is Ideal for first time buyers or investors.

Within the village setting, Dickens Heath offers of number of shops, wine bars and local businesses set along a traditional style 'High Street'. This building forms part of the impressive Waterside development providing access directly to the canal towpath with walk ways along the picturesque Stratford upon Avon canal and access to the village nature reserve and countless open green spaces.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre - boasting the vibrant Touchwood Centre offering shopping facilities and evening entertainments.

Off the main Stratford Road leads Marshall Lake Road having the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks, and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station. The village itself benefits from close proximity of Whitlocks End Railway Station with ample commuter parking; whilst Solihull and Widney Manor Stations offer services to Central London and beyond.



PROPERTY MEASUREMENTS

Entrance Hall

Open Plan Lounge Dining Kitchen

20' 4" x 11' 1" (6.2 x 3.38)

Bedroom One

10' 7" x 8' 3" (3.23 x 2.51)

En-Suite Shower Room

Bedroom Two

9' 11" x 8' 6" (3.02 x 2.59)

Family Bathroom

8' 0" x 5' 7" (2.44 x 1.7)

Property Overview - Benefiting from electric heating, double glazing, two allocated parking spaces. The accommodation briefly comprises of: secure communal entrance with intercom system, entrance hallway, lounge/diner/kitchen with fitted kitchen with integrated electric oven, hob, dishwasher, fridge/freezer, washing machine two bedrooms, master with en-suite and family bathroom. Secured storage available with locked cage in secured unit suitable available for bikes/tools.

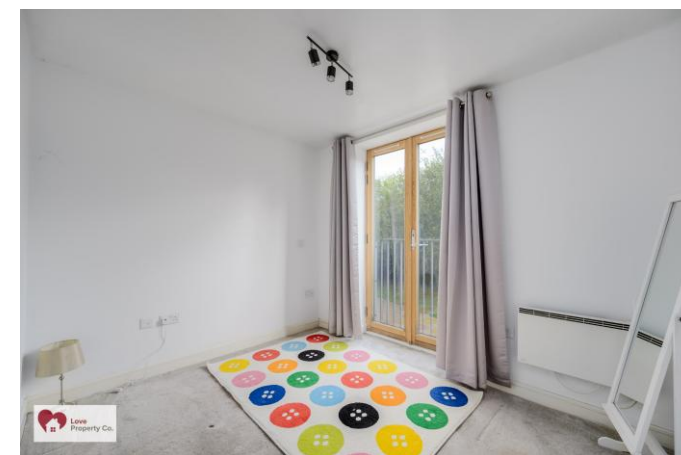
The property is set in a purpose-built apartment block with well-maintained communal gardens and is accessed via secure intercom system:

Tenure

We are advised by the vendor that the property is leasehold with approx. 107 years remaining on the lease and has a combined service charge and ground rent of approx. £2,180 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

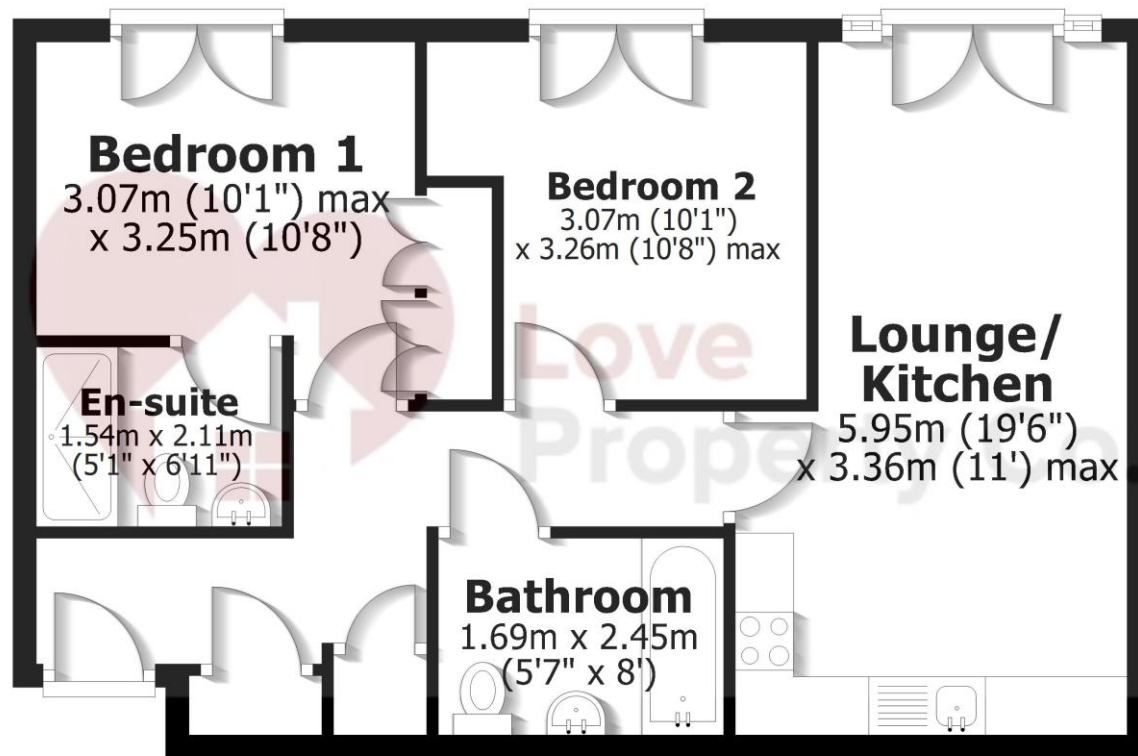
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Floor Plan

Approx. 54.9 sq. metres (590.9 sq. feet)



Total area: approx. 54.9 sq. metres (590.9 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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