



Cornwood House, Dickens Heath

Offers Around £249,950

- PENTHOUSE APARTMENT
- RECEPTION HALLWAY
- TWO DOUBLE BEDROOMS
- FAR REACHING VIEWS
- STORAGE CAGE
- LARGE ROOF TERRACE
- OPEN PLAN LIVING AREA
- EN SUITE & BATHROOM
- TWO UNDERGROUND PARKING SPACES
- NO UPWARD CHAIN

The village of Dickens Heath is situated approximately two miles from Shirley town centre and 5 miles from Solihull Town Centre.

Within the village setting, Dickens Heath offers a 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.

This apartment was built to a good specification and is part of the 'Aquatude' development. Sitting canalside, the grounds are well maintained and benefit from an on site property manager who oversees the maintenance of all communal areas, underground and overground car parks and gardens to an excellent standard.

This particular penthouse apartment enjoys a large roof terrace providing a rare and very useable outside space with far reaching views over the canal and open land beyond.

Accessed via an entrance on Hutchings Lane opposite the canal, where a secure glazed entrance door with intercom system leads directly to the communal hallway, with lift and stair access to the underground car park and all floors above. Situated on the top floor, a front door opens directly to the

RECEPTION HALLWAY

Having recessed ceiling spotlights and doors radiating off to the open plan living area, two bedrooms, bathroom and airing/storage cupboard

OPEN PLAN KITCHEN & LIVING AREA 19'4" x 14'4" (5.89m x 4.37m)

OPEN PLAN LIVING AREA



Having two sets of sealed unit double glazed doors to the terrace and the balcony enjoying far reaching open views, recessed ceiling spotlights and electric panel heater

KITCHEN AREA



Having recessed ceiling spotlights and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer, integrated electric oven with hob and extractor canopy over, integrated washing machine, fridge and freezer

BEDROOM ONE
9'3" x 9'1" min (2.82m x 2.77m min)



Having sealed unit double glazed doors to the balcony enjoying far reaching open views, recessed ceiling spotlights, electric panel heater, built in wardrobes and door opening to the

EN SUITE SHOWER ROOM

Having recessed ceiling spotlights, shower enclosure, pedestal wash hand basin, low level WC, complementary wall tiling and electric heated towel rail

BEDROOM TWO
9'3" x 8'5" min (2.82m x 2.57m min)



Having sealed unit double glazed doors to the balcony enjoying far reaching open views, recessed ceiling spotlights, electric panel heater and built in wardrobes

MAIN BATHROOM



Having recessed ceiling spotlights, electric heated towel rail, panelled bath, pedestal wash hand basin, low level WC and complementary tiling



SECURE UNDERGROUND PARKING

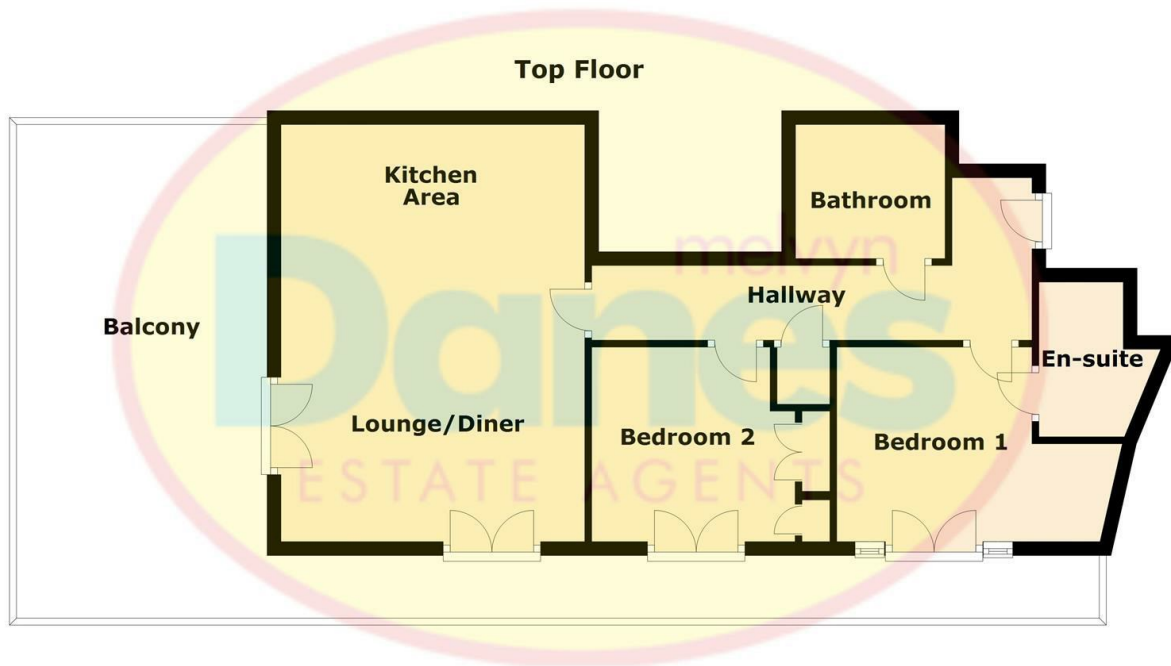
Located in the subterranean car park

USEFUL STORAGE CAGE

Also located in the car parking area and providing secure storage

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



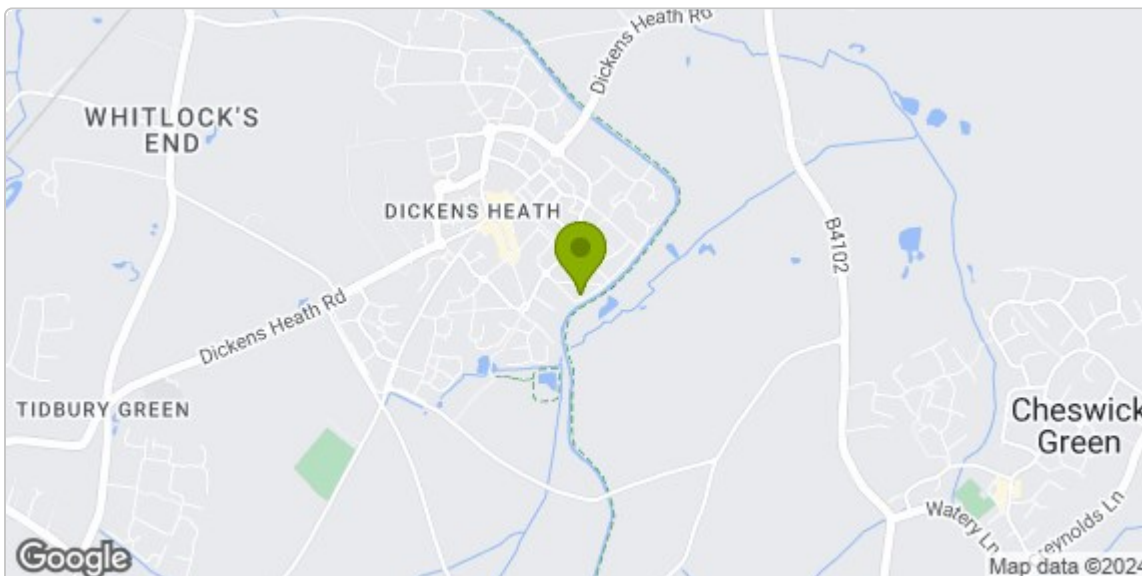
TENURE: We are advised that the property is Leasehold with approximately 109 years remaining on the lease. There is an annual ground rent of £265 payable. The service charge in the year 23/24 was £2302.50. In the financial year 24/25 there has been a supplement imposed by First Port who manage the development for works to the underground car park making the service charge this year £5495.96. Once this work is undertaken it is expected that the service charge will return to the more normal levels of previous years and this information can be confirmed by any interested parties legal representative.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



Full Postal Address:
 97 Cornwood House
 Cornwood House Dickens
 Heath Solihull B90 1TB

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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