



## Cornwood House, Cornwood Lane

Dickens Heath, Solihull

- A Well Presented Two Bedroom Ground Floor Apartment
- Open Plan Lounge/Kitchen/Diner with Juliet Balcony
- En-Suite Shower Room & Guest Bathroom
- Two Secure Allocated Parking Spaces

**£190,000**

Current EPC Rating - B  
Current Council Tax Band - C







## Property Description

A well presented two bedroom ground floor apartment enjoying delightful canal side views and no upward chain. Benefitting from two secure allocated parking spaces, an open plan lounge/dining/kitchen with Juliet balcony, two double bedrooms with Juliet balconies, en-suite shower room and guest bathroom

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters



## Rooms & Measurements

Open Plan Lounge/Kitchen/Diner 6.2m x 3.38m (20'4" x 11'1")

Double Bedroom One 3.23m x 2.51m (10'7" x 8'3")

En-Suite Shower Room

Double Bedroom Two 3.02m x 2.59m (9'11" x 8'6")

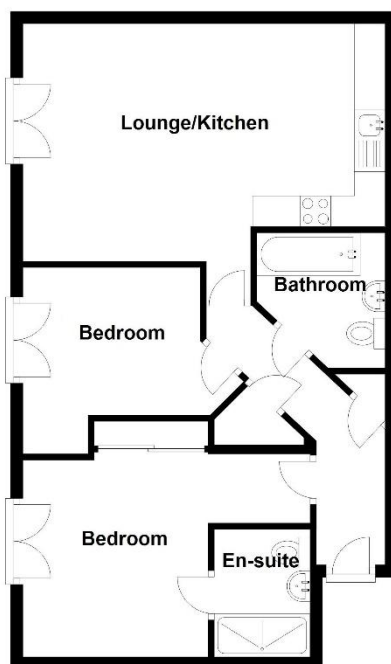
Guest Bathroom 2.44m x 1.7m (8'0" x 5'7")

### 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.

EPC supplied by Vendor. Current council tax band – C





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.