



## Cornwood House, Rumbush Lane

Guide Price £175,000







## Apartment 18

Cornwood House, Solihull

### PROPERTY OVERVIEW

Situated on the popular Dickens Heath estate, an ideal opportunity to purchase this ground floor apartment which would be ideal for a first time purchaser or investor. This property has a southerly aspect and has been well maintained, benefits from no upward chain, electric heating, double glazing and has the added attraction of two allocated parking spaces. Cornwood House is within easy walking distance of local shops and restaurants and briefly comprises communal entrance hall, reception hall, open plan kitchen/dining/living room, two double bedrooms, ensuite shower room, family bathroom and two allocated parking spaces. All service charges for 2024 have been covered.

Council Tax band: C

Tenure: Leasehold

- Spacious Ground Floor Apartment
- Well Maintained & Decorated
- Ideal For A First Time Purchaser
- Spacious Open Plan Kitchen/Dining/Living Room
- Ensuite Shower Room
- No Upward Chain
- Early Viewing Essential
- No Service Charges Until 2025





## PROPERTY LOCATION

Dickens Heath is a delightful and highly popular village located in a semi rural setting. It offers modern contemporary accommodation with a superb range of family homes and apartments. The village centre is the heart of the community served by shops, restaurants, cafes, offices, a medical surgery, dentist, library, village hall and green, and the local primary school. It is set within commuter access of the M42 and M40 motorways and benefits from easy access to the amenities provided in Shirley, Solihull, Birmingham City centre (via Whitlocks End railway station) and Stratford Upon Avon.

## ENTRANCE HALL

## KITCHEN / DINING / LIVING ROOM

19' 7" x 11' 10" (5.98m x 3.6m)

## BEDROOM ONE

10' 3" x 13' 11" (3.12m x 4.25m)

## BEDROOM TWO

9' 12" x 8' 6" (3.04m x 2.6m)

## BATHROOM

7' 1" x 5' 8" (2.16m x 1.72m)

## OUTSIDE THE PROPERTY

## TWO PARKING SPACES

## GARDEN

## ITEMS INCLUDED IN THE SALE

Oven, hob, extractor and fitted wardrobes


## ADDITIONAL INFORMATION


Service Charge: £1880 pa. Ground Rent: £265.00 pa.



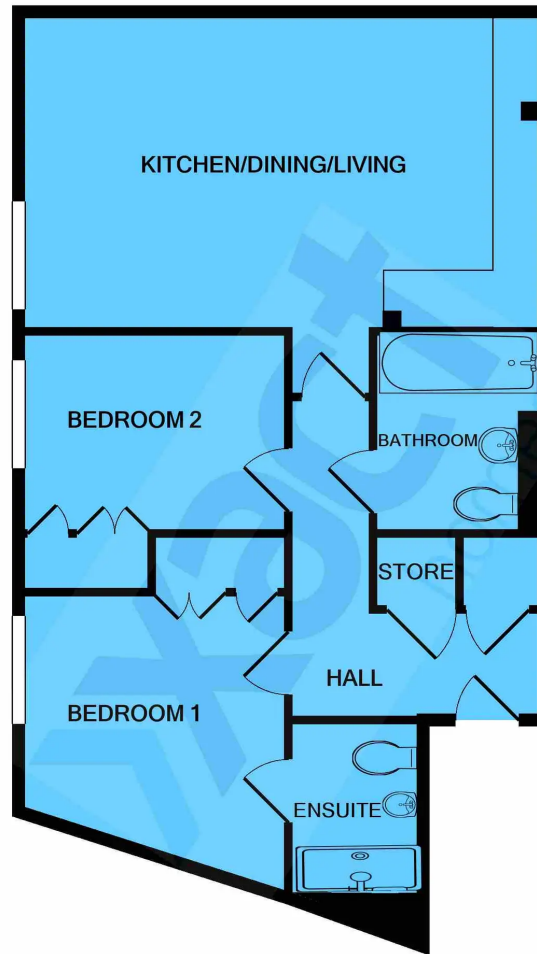




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	72	84
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	2	2
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		





TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021

**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • [solihull@xacthomes.co.uk](mailto:solihull@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

**xact**  
SALES & LETTINGS

