



Leasowes House Main Street  
Shirley Solihull

# Leasowes House Main Street Shirley Solihull B90 1FT

for sale offers over  
**£180,000**



## Property Description

Stylish and Spacious Modern Apartment in the Heart of Dickens Heath

Located in the vibrant centre of Dickens Heath, this beautifully presented one-bedroom apartment offers modern living in an unbeatable location. Set within a luxurious development, the property features a stunning communal entrance with intercom access and lift to all floors, providing both security and convenience.

The apartment itself is light, spacious, and thoughtfully designed, boasting a generous open-plan kitchen and living area, perfect for entertaining or relaxing. The bedroom benefits from a private ensuite, while a separate WC and utility room add practicality. Ample built-in storage throughout enhances the space further.

Right on your doorstep, you'll find a range of bars, restaurants, and cafes, making this an ideal spot for modern village living. For those who love the outdoors, canal-side country walks and scenic routes are just moments away.

This apartment perfectly combines comfort, style, and location-ideal for professionals, downsizers, or those seeking a high-quality lifestyle in a sought-after community.

## Bedroom

10' 10" x 10' 4" plus recess ( 3.30m x 3.15m plus recess )

## Bathroom

Bath, W.C, wash hand basin, walk in shower, heated towel rail and fully tiled walls.

## Guest W.C

W.C, wash hand basin and central heating radiator.

## Entrance Hallway

Central heating radiator.

## Kitchen/ Living Room

16' 11" x 13' 4" ( 5.16m x 4.06m )

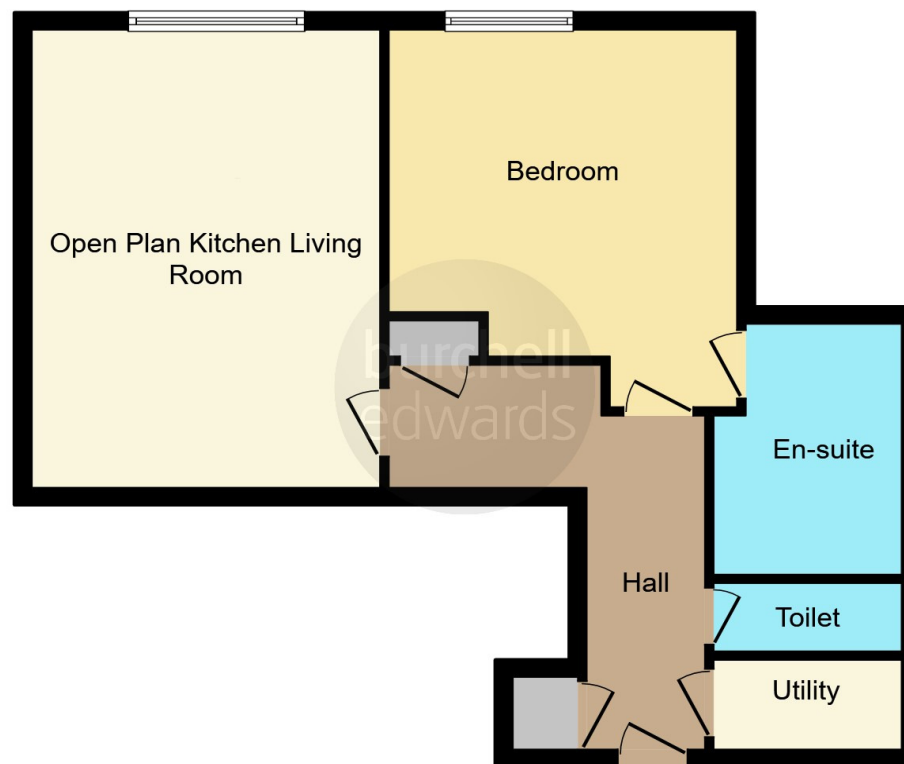
A range of wall and base units with quartz work surface over incorporating a sink with drainer unit, integrated double oven, dishwasher, microwave, gas hob, fridge freezer and spotlights.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 2349.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SHI208616](http://burchelledwards.co.uk/Property/SHI208616)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHI208616 - 0006