



Rumbush Lane, Shirley, Solihull

burchell  
edwards





## Property Description

Welcome to this charming one bedroom apartment nestled in a quiet area of Dickens Heath, with local amenities a short walk away and superb transport links, this ground floor apartment ticks all the boxes needed to make your first, or next move.

Located on the ground floor and comprising of entrance hallway with two storage cupboards, open plan kitchen that flows elegantly into the lounge space which is adorned in natural light thanks to well placed windows in the property. A double bedroom with fitted wardrobes to help maximise on space and a three piece bathroom featuring W.B, W.C and bath with mixer shower.

There is resident and guest parking available immediately outside the property.

## Entrance Hallway

Storage cupboard, central heating radiator and intercom service.

## Kitchen/ Dining/ Living

13' 10" x 10' 2" ( 4.22m x 3.10m )  
Double glazed windows to front and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated fridge freezer, space for appliances and two central heating radiators.

## Bedroom

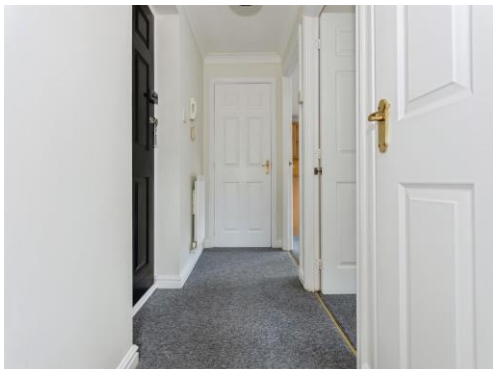
14' 10" into recess x 12' 3" max ( 4.52m into recess x 3.73m max )  
Double glazed window to rear elevation, central heating radiator and fitted storage.

## Bathroom

6' 9" max x 6' 4" max ( 2.06m max x 1.93m max )  
Bath, shower, W.C, wash hand basin and central heating radiator.

## Parking

Allocated parking space



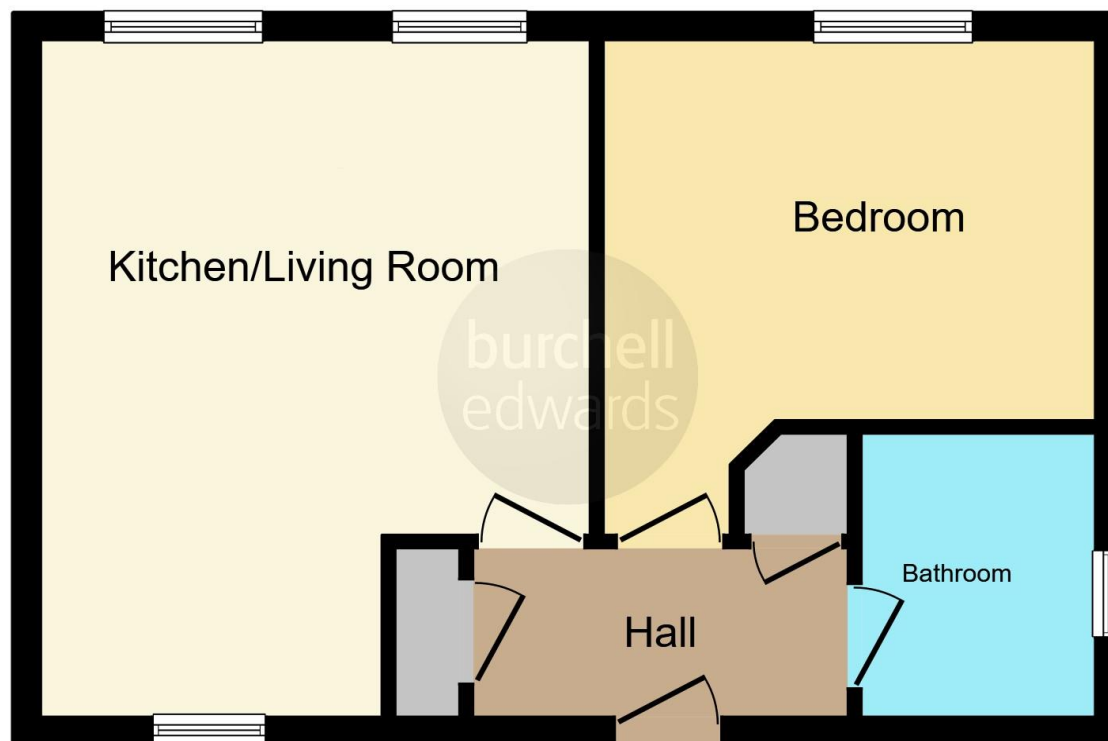












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To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley  
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EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1817.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. 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.

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Property Ref: SHI208431 - 0003