



Cornwood House Hutchings Lane Shirley Solihull B90 1TB

for sale
£180,000



Property Description

Situated in the highly desirable village of Dickens Heath, this well-presented two-bedroom apartment offers stylish and comfortable living in a fantastic location. The property features a spacious open-plan lounge, creating a bright and welcoming living space, while both bedrooms benefit from Juliet balconies overlooking the canal, providing attractive views and plenty of natural light.

The principal bedroom boasts an ensuite shower room, complemented by a separate family bathroom. Additional benefits include internal storage, double glazing, electric heating, and the rare advantage of two secure basement parking spaces.

Ideally located close to local amenities, restaurants, and transport links, this superb apartment is perfect for professionals, first-time buyers, or investors alike.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Approach

Via a secure communal door with intercom. Lift and stair access.

Hallway

Front door leading to hallway, electric heater, all doors off to

Bedroom One

Electric heater, double glazed Juliet balcony, built in storage, door to ensuite

Ensuite

W.C, wash basin with mixer taps, walk in shower cubicle, part tiled to splash prone areas.

Bedroom Two

Electric heater, double glazed Juliet balcony, built in storage.

Bathroom

W.C, wash basin with mixer taps, bath with mixer taps and shower fitting above. Part tiled to splash zone areas, electric heater.

Open Plan Living Room Kitchen

Double glazed Juliet balcony, two electric heaters. Fitted kitchen with range of wall-based units above and below with wood effect work top above, incorporating stainless steel sink with drainer and mixer tap. Integrated electric oven with hob and air filter above. Integrate fridge, freezer, microwave & washing machine. Spotlights above.

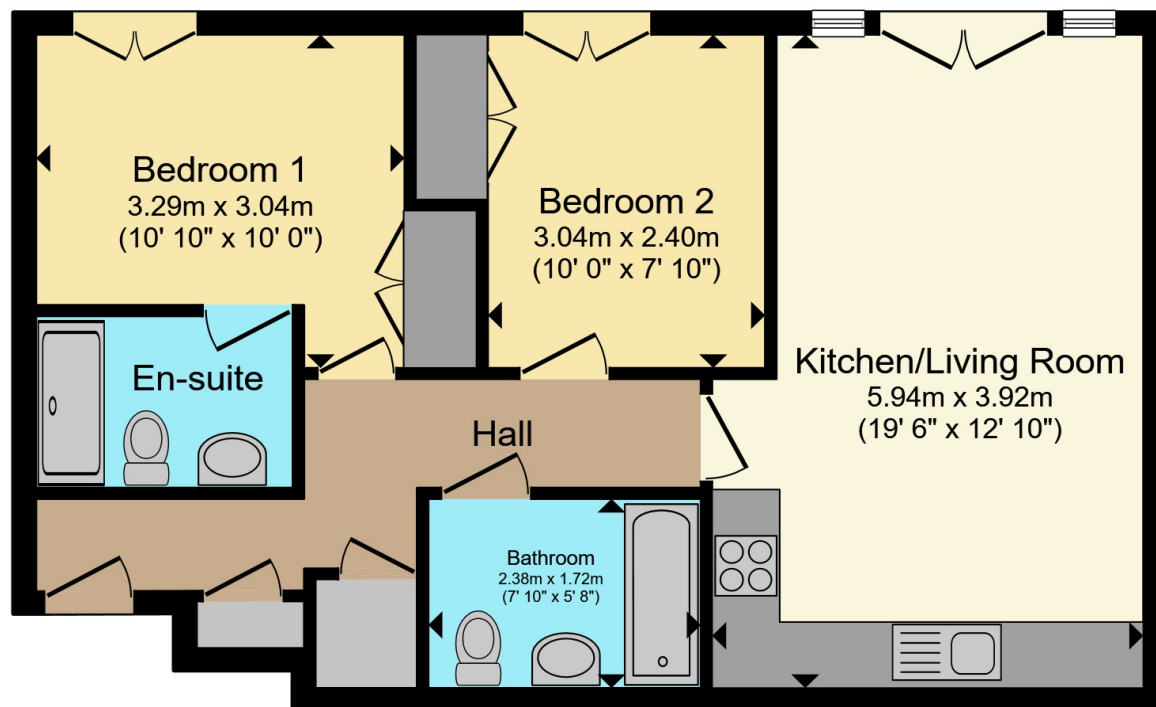
Parking

Allocated parking

Agent Note

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Total floor area 56.7 m² (611 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley
SOLIHULL B90 3AU

EPC Rating: C Council Tax
Band: C

Service Charge:
2435.00

Ground Rent:
265.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2007. 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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