



Lock House Waterside, Shirley Solihull B90 1UD

welcome to

Lock House Waterside, Shirley Solihull

*** APARTMENT ** THREE DOUBLE BEDROOMS ** LARGE LOUNGE/ DINER ** MODERN FITTED KITCHEN ** EN SUITE TO MASTER ** FAMILY BATHROOM ** SECURE PARKING ** SET ON THE LOVELY WATERSIDE DEVELOPMENT ** WALKING DISTANCE TO LOCAL AMENITIES ***



Entrance Hall

Spotlights to ceiling, radiator and storage cupboard.

Lounge

17' 10" x 12' 10" (5.44m x 3.91m)

Double glazed windows to front and side, spotlights to ceiling and radiator.

Kitchen

13' 11" x 10' 4" (4.24m x 3.15m)

Double glazed window to side, wall, base and drawer units, rolled edge work surface, 11/2 stainless steel sink with mixer tap, hob and oven with stainless steel extractor over, tiled splash-back, integrated fridge freezer, spotlights to ceiling and radiator.

Bedroom One

16' 6" x 9' 5" (5.03m x 2.87m)

Double glazed window to side, fitted wardrobes, ceiling light point and radiator.

Ensuite

Shower cubicle, pedestal hand wash basin with mixer tap, low level wc, part- tiled, stainless steel towel radiator and spotlights to ceiling.

Bedroom Two

11' 5" exc recess x 11' 8" (3.48m exc recess x 3.56m)

Double glazed windows to rear and side, ceiling light point and radiator.

Bedroom Three

12' 4" x 7' 5" (3.76m x 2.26m)

Double glazed window to front, ceiling light point and radiator.

Bathroom

Panelled bath with shower over, pedestal hand wash basin with mixer tap, low level wc, part-tiled, stainless steel towel radiator and spotlights to ceiling.

Outlook

Over looking the waterside.



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Lock House Waterside, Shirley Solihull

- LUXURY APARTMENT
- THREE DOUBLE BEDROOMS
- EN SUITE TO MASTER AND FAMILY BATHROOM
- OPEN LIVING ROOM TO MODERN FITTED KITCHEN
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: Awaited

offers over

£400,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
SLY109480 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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