smarthomes

Cornwood House, Cornwood Lane

Dickens Heath, Solihull

- A Very Well Presented Two Bedroom First Floor Apartment
- Open Plan Lounge/Kitchen/Diner with Juliet Balcony
- En-Suite Shower Room & Guest Bathroom
- Two Secure Allocated Parking Spaces

£170,000

Current EPC Rating - C

Current Council Tax Band - C

Property Description

An extremely well presented first floor apartment situated in a very popular location and offering accommodation comprising a spacious open plan lounge/kitchen/diner, two double bedrooms, en-suite shower room, guest bathroom and two secured underground allocated parking spaces

Dickens Heath village offers a contemporary life style with a superb range of family homes and apartments, restaurants, offices, shops, medical surgeries as well as a local library, village hall and village green to provide that community lifestyle. Set within easy access to the M42 and train stations the village is ideal for families and commuters

Rooms & Measurements

Spacious Open Plan Lounge/Kitchen/Diner 5.9m x 4.5m (19'4" x 14'9")

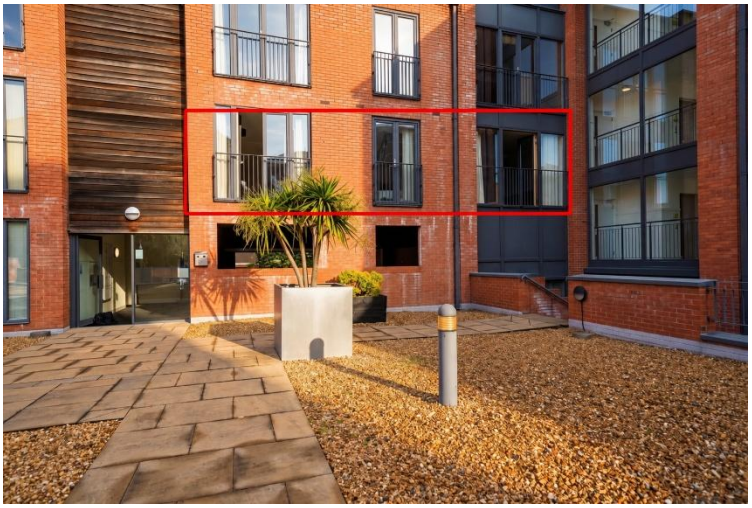
Bedroom One 5m x 3.9m (16'4" x 12'9")

En-Suite Shower Room

Bedroom Two 3.6m max x 3.1m (11'9" max x 10'2")

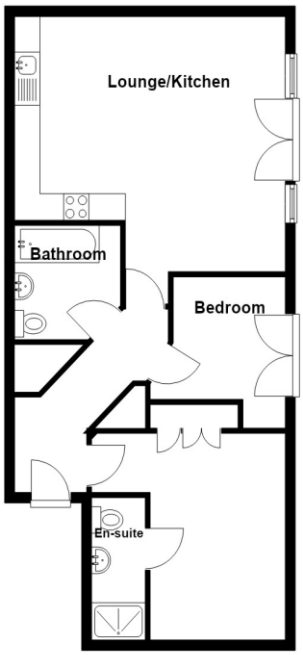
Guest Bathroom 2.1m x 1.9m (6'10" x 6'2")

Tenure
We are advised by the vendor that the property is leasehold with approx. 105 years remaining on the lease, a service charge of approx. £2,500 per annum and a ground rent of approx. £400 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C



First Floor

Approx. 59.0 sq. metres (634.6 sq. feet)



Total area: approx. 59.0 sq. metres (634.6 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.