



Cornwood House, Rumbush Lane

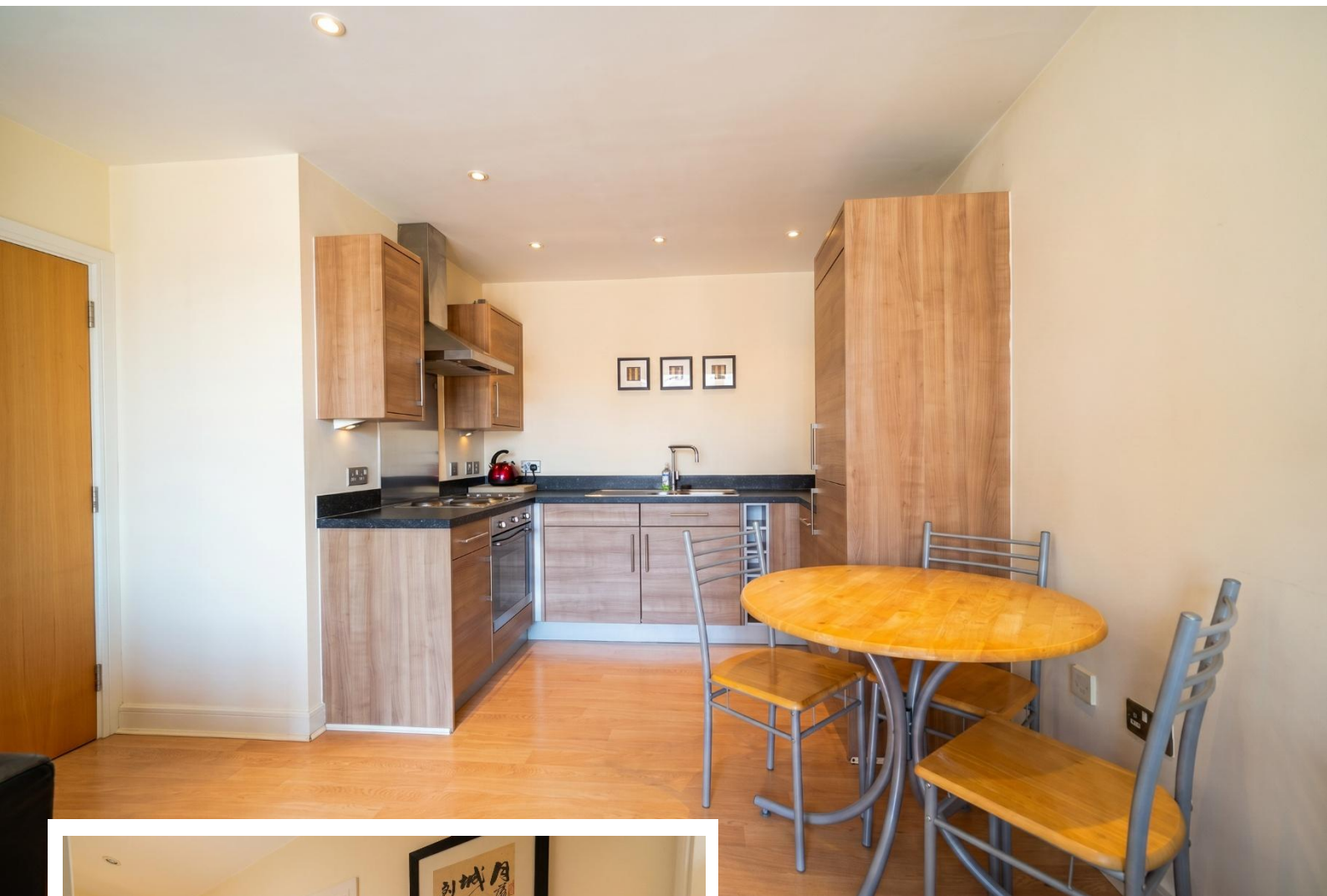
Dickens Heath, Solihull

- A Very Well Presented Second Floor Apartment
- Two Double Bedrooms with Juliet Balconies
- Open Plan Lounge/Kitchen/Diner with Juliet Balcony
- En Suite Shower Room & Family Bathroom
- 106 Years Remaining
- Two Allocated Underground Parking Spaces

£176,000

Current EPC Rating - B
Current Council Tax Band - C





Property Description

A very well presented two bedroom second floor apartment benefitting from no upward chain, two secure allocated under ground parking spaces, an open plan lounge/dining/kitchen with Juliet balcony, two double bedrooms with Juliet balconies, en-suite shower room and family bathroom

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

Entrance Hall

Open Plan Lounge/Kitchen/Diner - 6.2m x 3.3m (20'4" x 10'9")

Master Bedroom - 4.3m x 3.4m (max) (14'1" x 11'1")

En Suite Shower Room

Bedroom Two - 3m x 2.7m (9'10" x 8'10")

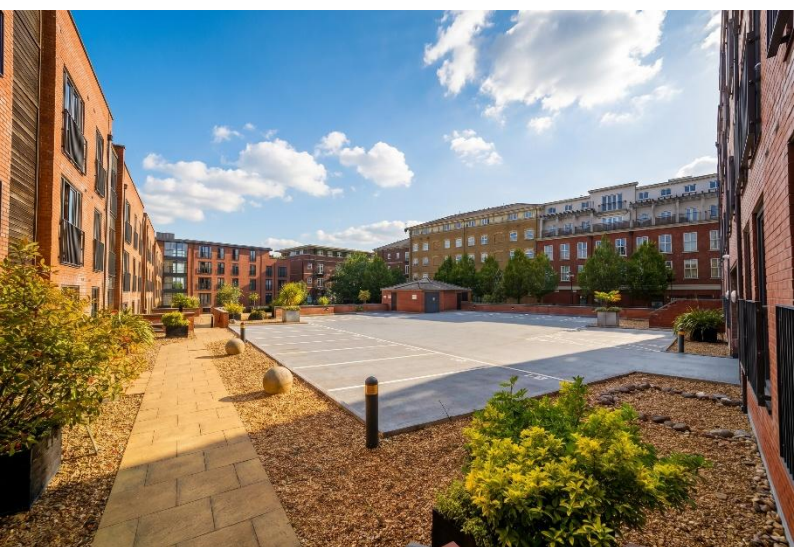
Family Bathroom - 2.3m x 1.7m (7'6" x 5'6")

Tenure

We are advised by the vendor that the property is leasehold with approx. 106 years remaining on the lease, a service charge of approx. £2,500 per annum and a ground rent of approx. £265 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative

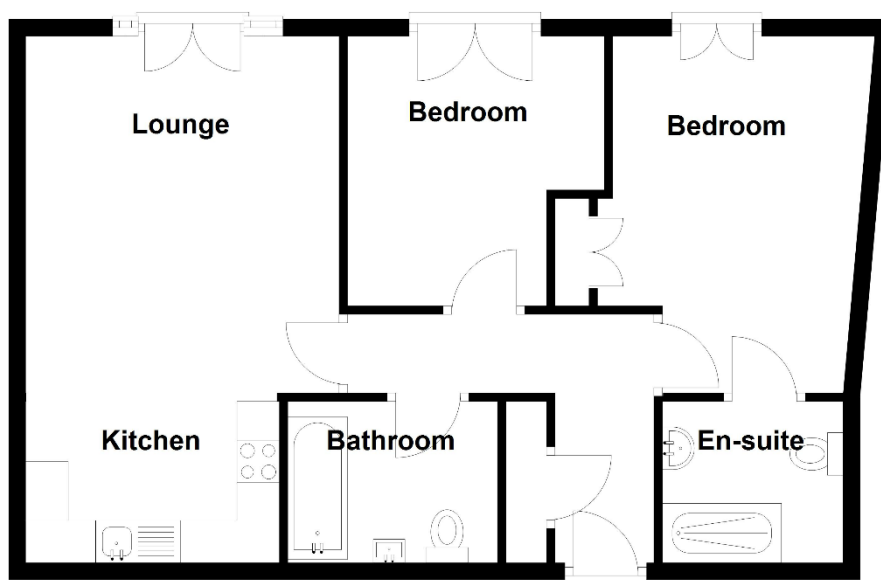
EPC supplied by Nigel Hodges

Current council tax band – C



Second Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



Total area: approx. 60.4 sq. metres (650.1 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.