



Leasowes Court 2 Main Street, Shirley Solihull B90 1FU



welcome to

Leasowes Court 2 Main Street, Shirley Solihull

A well-presented one-bedroom ground-floor apartment located in the heart of Dickens Heath village, featuring a lounge, modern kitchen and shower room, with a first-floor mezzanine bedroom. Ideally positioned for local amenities and transport links.



Agent Note

Lounge

9' 4" x 13' 8" (2.84m x 4.17m)

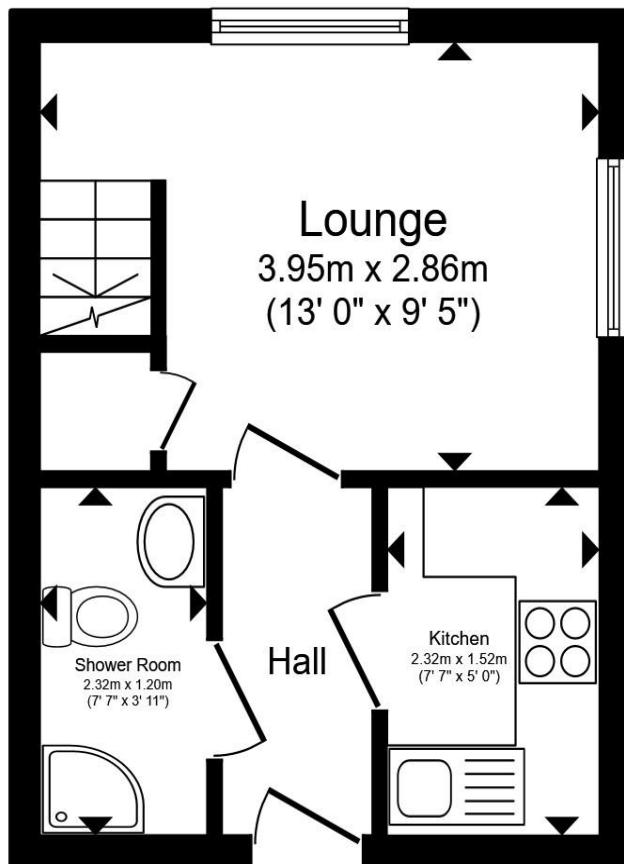
Kitchen

7' 7" x 5' 1" (2.31m x 1.55m)

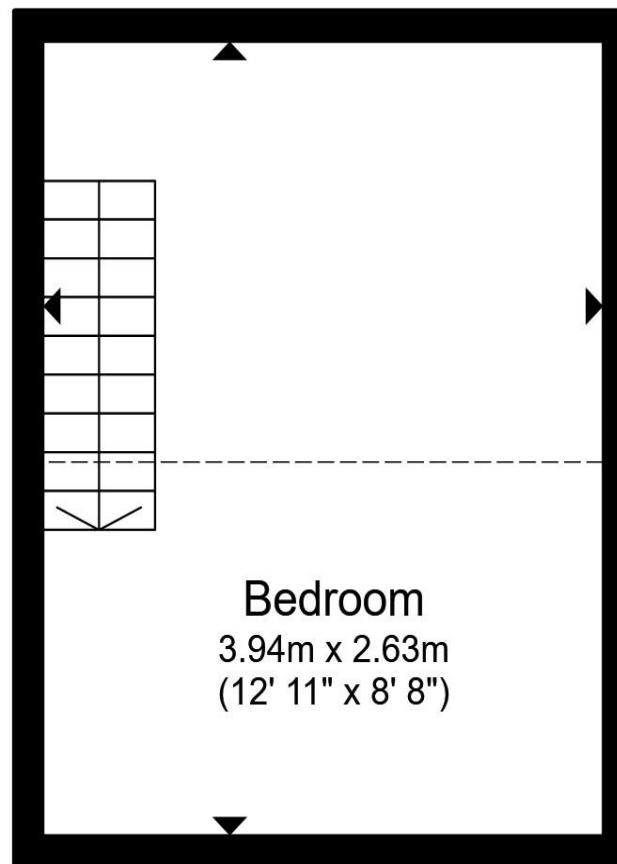
Bedroom One

8' 8" x 12' 11" (2.64m x 3.94m)

Bathroom



Ground Floor



First Floor

Total floor area 42.2 m² (455 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

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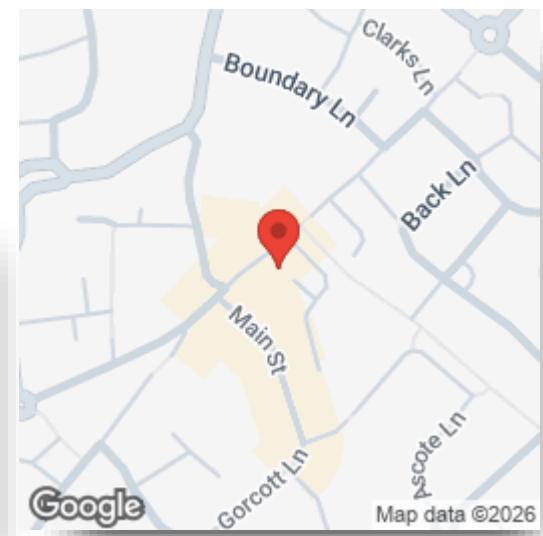
- Ground-floor position within the apartment block
- Fitted kitchen
- Integrated appliances
- Modern shower room
- Dickens Heath village

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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.



Property Ref:
SLY112214 - 0002



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