



Cornwood House, Rumbush Lane

Offers Over £175,000





PROPERTY OVERVIEW

Situated on the popular Dickens Heath estate, an ideal opportunity to purchase this ground floor apartment which would be ideal for a first time purchaser or investor. This property has a southerly aspect and has been well maintained, benefits from no upward chain, electric heating, double glazing and has the added attraction of two allocated parking spaces. Cornwood House is within easy walking distance of local shops and restaurants and briefly comprises communal entrance hall, reception hall, open plan kitchen/dining/living room, two double bedrooms, ensuite shower room, family bathroom and two allocated parking spaces.

PROPERTY LOCATION

Dickens Heath is a delightful and highly popular village located in a semi rural setting. It offers modern contemporary accommodation with a superb range of family homes and apartments. The village centre is the heart of the community served by shops, restaurants, cafes, offices, a medical surgery, dentist, library, village hall and green, and the local primary school. It is set within commuter access of the M42 and M40 motorways and benefits from easy access to the amenities provided in Shirley, Solihull, Birmingham City centre (via Whitlocks End railway station) and Stratford Upon Avon.





Council Tax band: C

Tenure: Leasehold

- Spacious Ground Floor Apartment
- Well Maintained & Decorated
- Ideal For A First Time Purchaser
- Spacious Open Plan Kitchen/Dining/Living Room
- Two Bedrooms
- Ensuite Shower Room
- No Upward Chain
- Two Parking Spaces
- Early Viewing Essential

ENTRANCE HALL

KITCHEN / DINING / LIVING ROOM

19' 7" x 11' 10" (5.98m x 3.6m)

BEDROOM ONE

10' 3" x 13' 11" (3.12m x 4.25m)

BEDROOM TWO

9' 12" x 8' 6" (3.04m x 2.6m)

BATHROOM

7' 1" x 5' 8" (2.16m x 1.72m)

OUTSIDE THE PROPERTY

TWO PARKING SPACES

GARDEN



**ITEMS INCLUDED IN THE SALE**

Oven, hob, extractor and fitted wardrobes

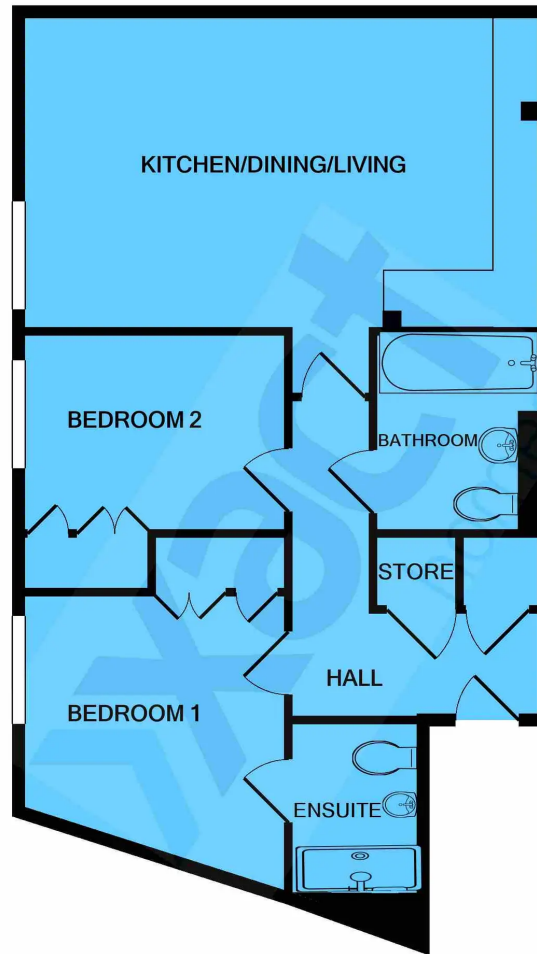
ADDITIONAL INFORMATION

Years Remaining On Lease: 109 Expiry Date:
2133 Service Charge: £1880 pa. Ground Rent:
£265.00 pa.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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