



Cornwood House Hutchings Lane Shirley Solihull B90 1TB

for sale
£140,000



Property Description

Stunning One-Bedroom Canal-Side Apartment in the Heart of Dickens Heath

Situated in the highly desirable village of Dickens Heath, this beautifully presented one-bedroom apartment boasts two Juliet balconies offering picturesque canal-side views. The accommodation comprises a spacious open-plan kitchen, dining and living area, a generous double bedroom, and a modern bathroom. Further benefits include allocated underground parking, excellent transport links, and a prime location just a short stroll from local shops, cafés, restaurants, and everyday amenities. An ideal first-time purchase or investment opportunity.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Approach

Via a secure communal door with intercom. Lift and stair access.

Hallway

Intercom, built in storage doors off bedroom, bathroom and kitchen living room.

Kitchen/ Living Room

Double glazed Juliet balcony overlooking canal side, with double glazed windows either side. Kitchen area has a range of wall-based units above and below with work surface over, incorporating sink drainer with mixer taps, integrated electric oven and hob with extractor fan above. integrated fridge, freezer, and washing machine. Electric heating, ceiling spotlights.

Bedroom

Double glazed Juliet balcony overlooking canal side. Electric heating.

Bathroom

Bath with mixer taps, shower fitting over. W.C, wash basin with mixer taps, electric heater. tiled to floor and walls.

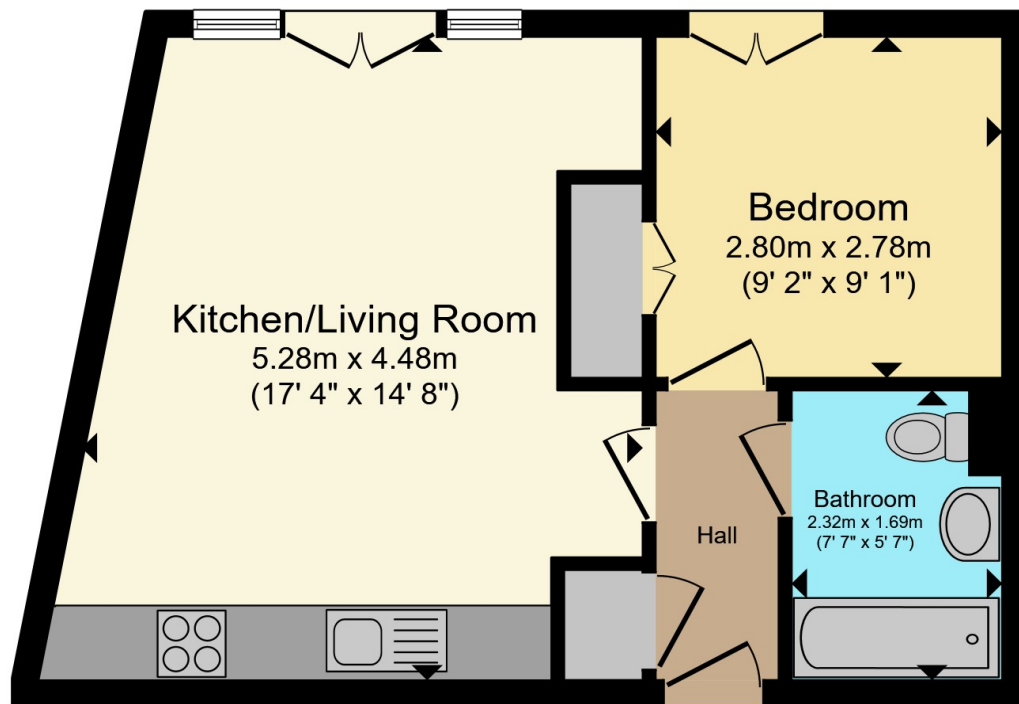
Parking

Allocated underground parking

Agent Note

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Total floor area 38.1 m² (410 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



To view this property please contact Burchell Edwards on

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: C Council Tax
 Band: C

Service Charge:
 1990.32

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHI209368

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2007. Should you require further information please contact the branch.
 Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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