

FOR SALE



Cornwood House, Dickens Heath
Offers Over £145,000


MARTIN & CO



Cornwood House, Dickens Heath

1 Bedroom, 1 Bathroom

Offers Over £145,000

- No Upward Chain
- Canalside Location
- Double Bedroom
- Feature Open Plan Kitchen/Lounge
- Council Tax Band B/EPC Rating B

COMMUNAL GROUND FLOOR ENTRANCE with lift and stairs to the upper floors, security entryphone system and access to central communal courtyard area.

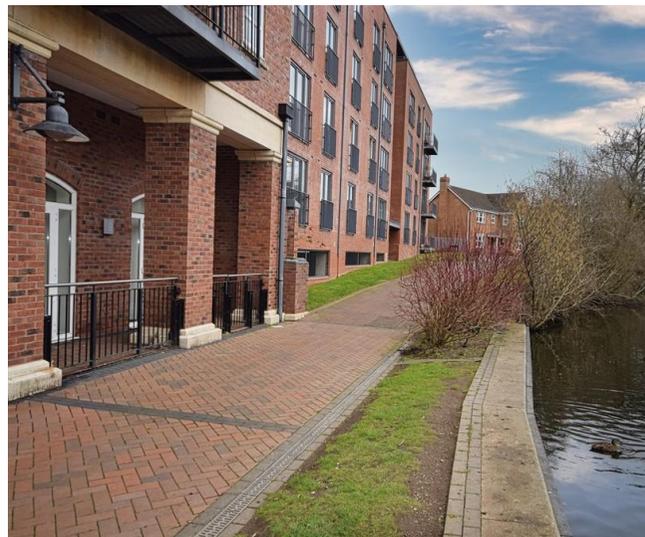
FIRST FLOOR

APARTMENT 80

ENTRANCE HALL with hardwood entrance door having spyhole inset, wall mounted entry phone system and Airing/Storage Cupboard off. Leading from the Hall are:-

FEATURE OPEN PLAN/LOUNGE KITCHEN AREA 18' 0" x 15' 8" max (5.51m x 4.80m) fitted with a modern contemporary range of white gloss fronted base and wall units with roll edge work surfaces having inset single drainer sink unit, built in four ring hob with oven under and extractor hood over together with integrated fridge/freezer, dishwasher and washing machine. There is wood effect flooring, wall mounted electric heater and double glazed double doors opening to juliette balcony with views over canal/open countryside.

DOUBLE BEDROOM 9' 2" x 9' 1" (2.80m x 2.79m)

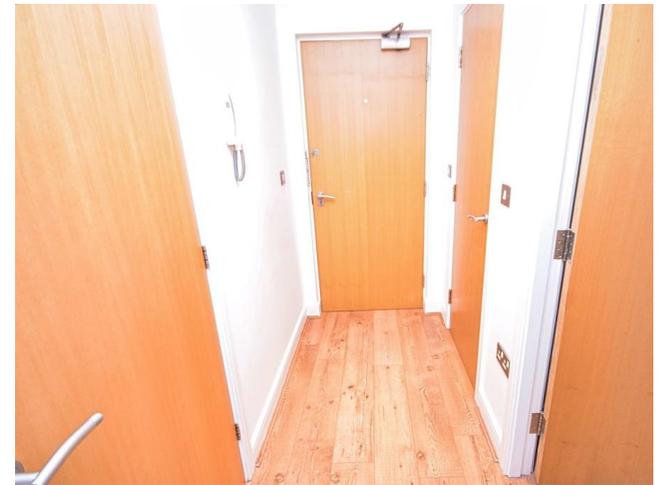


having range of fitted wardrobes, double glazed double doors opening onto juliette balcony and wall mounted electric panel heater.

MODERN BATHROOM 7' 7" x 5' 6" (2.32m x 1.68m) with tiled walls and fitted with panelled bath having electric shower unit over, pedestal wash hand basin, low level w.c., extractor fan and mirror fronted tall bathroom cabinet.

ALLOCATED PARKING The apartment benefits from one allocated parking space.

TENURE We are advised by the vendor that the apartment is LEASEHOLD having approx 108 years unexpired with an annual ground rent of £200 and service charge of £1460.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		





Martin & Co Solihull

165 Stratford Road • Shirley • Solihull • B90 3AX

T: • E: solihull@martinco.com

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.