



Waddesdon House Gorcott Lane Shirley Solihull B90 1GH

for sale offers over
£210,000



Property Description

A well presented top floor purpose-built apartment located in the highly popular area of Dickens Heath, Shirley. This well-appointed property features two double bedrooms with ensuite to master, main bathroom, one reception room and fitted kitchen with integrated appliances. It is double-glazed throughout and is situated on a leasehold plot of land.

As you enter the property you are greeted by a light and airy hallway that leads to all rooms in the property. The reception/kitchen area benefits from having a Juliet balcony which adorns the room with natural light – here you will also find a modern fitted kitchen with integrated fridge/freezer, washing machine, gas hob and electric oven creating the perfect space for modern living. The main bathroom features an electric shower, bath, W.C, W.B and illuminated vanity mirror. The two bedrooms are both afforded fitted wardrobes with the master bedroom benefitting from an ensuite with double shower, W.C, W.B, and illuminated vanity mirror. The apartment conveniently has two underground allocated parking spaces with secure entry and exit system.

Entrance Hallway

Central heating radiator.

Lounge/ Kitchen

19' 4" x 15' 2" (5.89m x 4.62m)

Two double glazed windows to side elevation and juliet balcony, a range of wall and base units with work surface over incorporating a sink with drainer unit, fridge freezer and washing machine.

Utility Area

Lighting and power.

Bedroom One

15' 3" x 12' 2" plus door recess (4.65m x 3.71m plus door recess)

Double glazed windows to side and rear elevations, spotlights and fitted wardrobes.

En-Suite

Double glazed obscure window to side elevation, W.C, wash hand basin, double shower cubicle with electric shower, heated towel rail and spotlights.

Bedroom Two

11' 8" x 10' 2" (3.56m x 3.10m)

Double glazed window to side elevation, central heating radiator and fitted wardrobe.

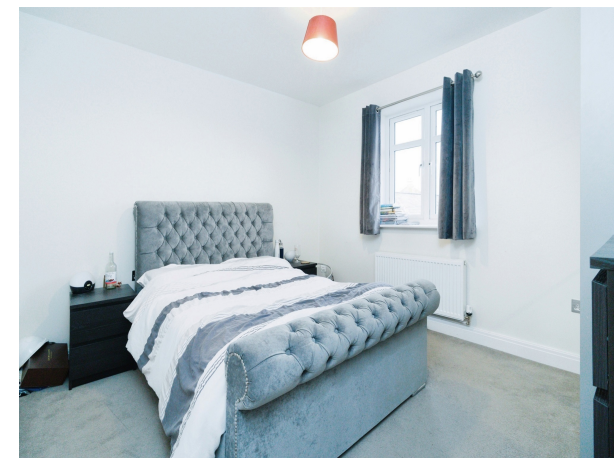
Bathroom

Bath, electric shower, W.C, wash hand basin, tiling to walls and heated towel rail.





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.focalagent.com



To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: B Council Tax
 Band: C

Service Charge:
 2970.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 2016. 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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