



38 Lock House, Waterside, Dickens Heath B90 1UD £180,000

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## Key Features

Lift Access  
 Reception Hall with Security Intercom  
 Spacious Living Room  
 Open Plan Fitted Kitchen  
 Two Bedrooms  
 En-Suite Shower Room  
 Family Bathroom  
 Gas Central Heating / Double Glazing  
 Underground Car Parking Space  
 No Chain

38 Lock House is a tastefully presented, modern style, second floor apartment, offering gas central heating, double glazing and underground car parking space, set within this highly desirable Waterside development.

## Tenure

We have been advised that the property is LEASEHOLD with 95 years unexpired. The ground rent is £138.34 per annum and the service charge from 25.03.14 to 23.06.14 was £379.32. However, you should check this with your legal advisor before exchanging contracts.

## Vendor's Comments

This security conscious apartment benefits from sunlight throughout the year and has beautiful views from the bedroom windows. There are surroundings of green land and farms and a nearby small pond with ducks and lovely shrubs.

The area has a strong market for rental properties and the apartment has been rented to the same tenant since we purchased it.

The property is close to banks, supermarkets and motorways. Dickens Heath has its own school, library, surgery and local shopping.

## Local Schools

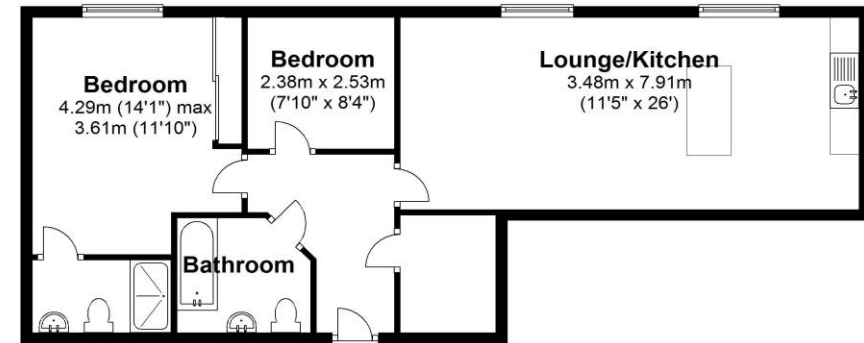
Dickens Heath Community Primary School  
 Tidbury Green School  
 St Patricks Church of England Primary Academy

## Local Authority

Solihull Metropolitan Borough Council

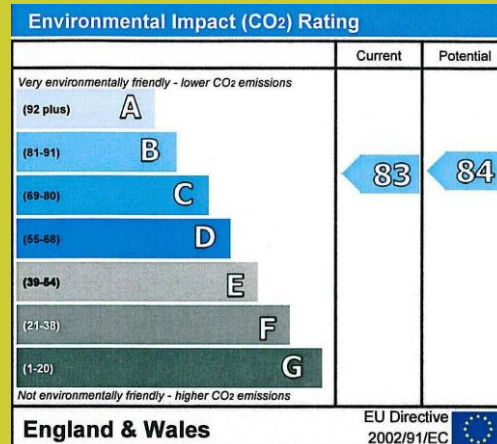
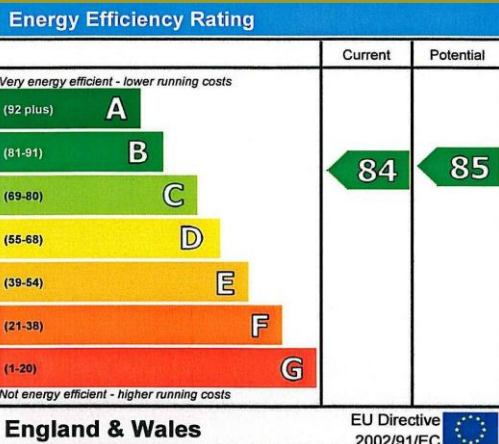
## Ground Floor

Approx. 67.4 sq. metres (726.0 sq. feet)



## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



Total area: approx. 67.4 sq. metres (726.0 sq. feet)

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