



Cedarhurst Park Road, Solihull

Guide Price £275,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Situated in a most sought after location within a 2 minute walk of Solihull Town Centre and Brueton Park enjoying over 130 acres of park land literally on your doorstep. This apartment, benefitting from a closed upward chain, would suit a mix of age groups, has a share of the Freehold, benefits from gas central heating, double glazing and briefly comprises of:- communal entrance hall, reception hall, lounge/dining room, kitchen, two bedrooms, bathroom, separate wc, separate garage and communal gardens.

## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: TBD

Tenure: Share of Freehold





- 2 Minutes Walk Of Solihull Town Centre
- First Floor Apartment
- Close Upward Chain
- Double Glazed
- Gas Central Heating
- Walking Distance Of Brueton & Malvern Park
- Spacious Lounge/Dining Room

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

### FIRST FLOOR

### APARTMENT NO 23

#### RECEPTION HALL

7' 7" x 6' 8" (2.32m x 2.03m)

#### LOUNGE/DINING ROOM

20' 5" x 17' 11" (6.22m x 5.47m)

#### BREAKFAST KITCHEN

12' 10" x 10' 8" (3.90m x 3.25m)

#### BEDROOM ONE (REAR)

12' 10" x 12' 0" (3.90m x 3.66m)

#### BEDROOM TWO (FRONT)

10' 4" x 9' 8" (3.16m x 2.95m)

#### BATHROOM

5' 5" x 4' 10" (1.65m x 1.48m)

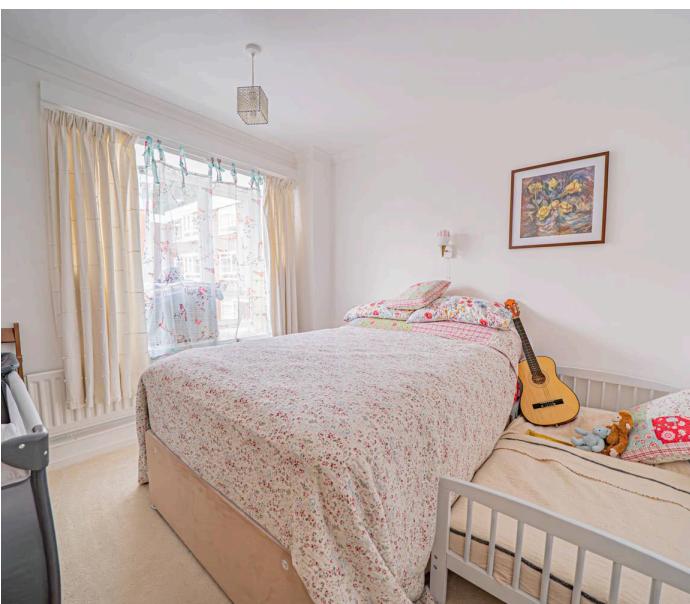
#### SEPARATE WC

5' 5" x 2' 5" (1.65m x 0.73m)

#### OUTSIDE

#### GARAGE NO 22

#### COMMUNAL GARDENS





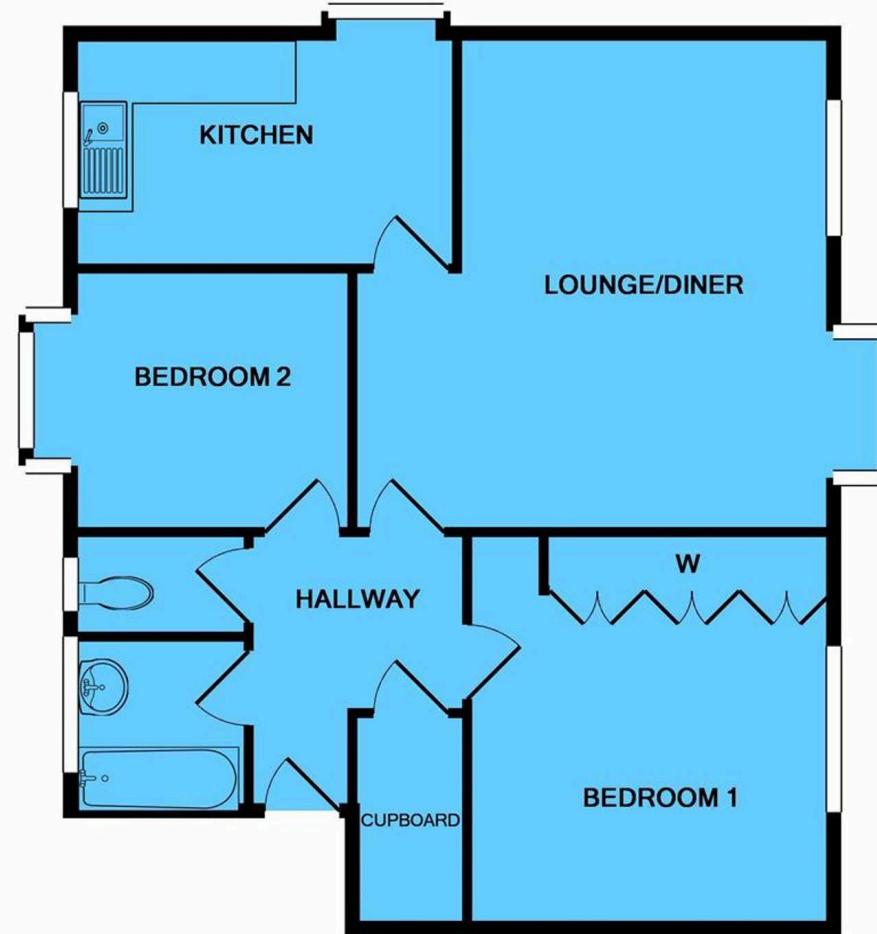
#### ADDITIONAL INFORMATION

Services – Mains gas, electricity and water

#### INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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**

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