



Cedarhurst Park Road, Solihull

Guide Price £235,000





PROPERTY OVERVIEW

Situated within a few minutes walk of Solihull Town Centre, a fantastic opportunity to purchase this second floor apartment offered to the market with NO UPWARD CHAIN. The apartment benefits from gas central heating, double glazing and has the added attraction of a share of the freehold and garage. The accommodation briefly comprises of: communal entrance hall, staircase, reception hall with a large , walk in cupboard with a set of deep wooden shelves, spacious lounge/dining room, breakfast kitchen, two double bedrooms, shower room, separate WC, garage and communal gardens.

- Second Floor Apartment
- No Upward Chain
- Easy Walking Distance To Solihull Town Centre & Malvern Park
- Spacious Lounge/Dining Room
- Fitted Breakfast Kitchen
- Shower Room & Separate WC
- Garage
- 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Share of Freehold

COMMUNAL ENTRANCE HALL

STAIRCASE

RECEPTION HALL

LOUNGE/DINING ROOM

20' 6" x 16' 5" (6.24m x 5.00m)

BREAKFAST KITCHEN

11' 11" x 10' 8" (3.63m x 3.25m)

BEDROOM ONE

12' 11" x 9' 11" (3.93m x 3.02m)

BEDROOM TWO

9' 9" x 9' 9" (2.98m x 2.96m)

SHOWER ROOM

5' 6" x 5' 0" (1.67m x 1.53m)

WC

5' 5" x 2' 5" (1.64m x 0.74m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 78.0 sq.m. = 840 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE****COMMUNAL GARDENS****ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms and all light fittings.

ADDITIONAL INFORMATION

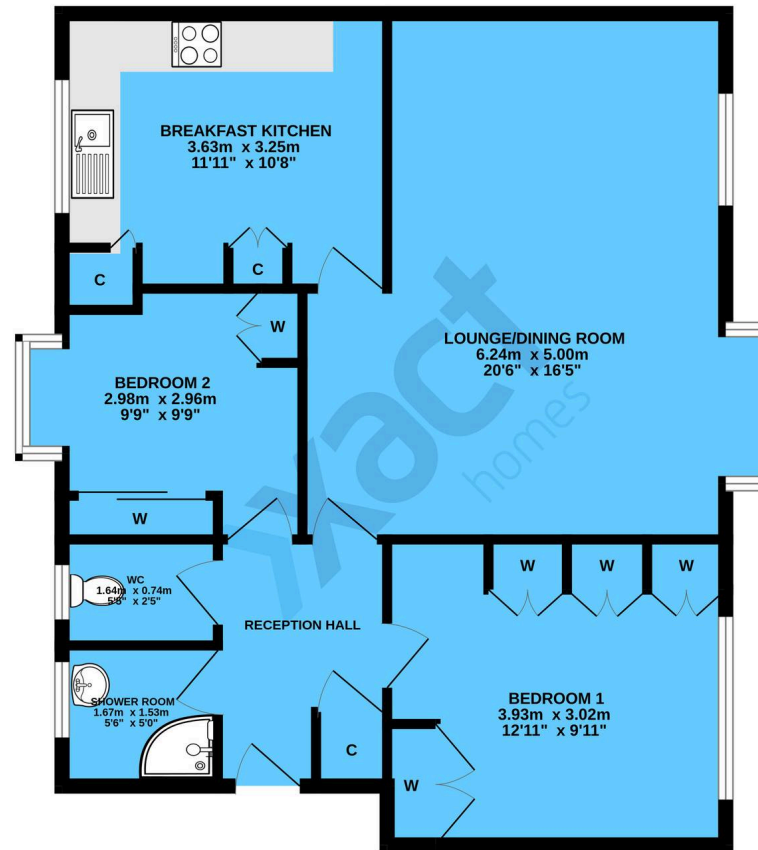
Services - mains gas, electricity and mains sewers. Broadband - super fast open reach fiber. Ground rent - £75 (pa). Service charge - £2,100 (pa).



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.

2ND FLOOR



TOTAL FLOOR AREA : 78.0 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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