



## Kingswood Court, Stratford Road

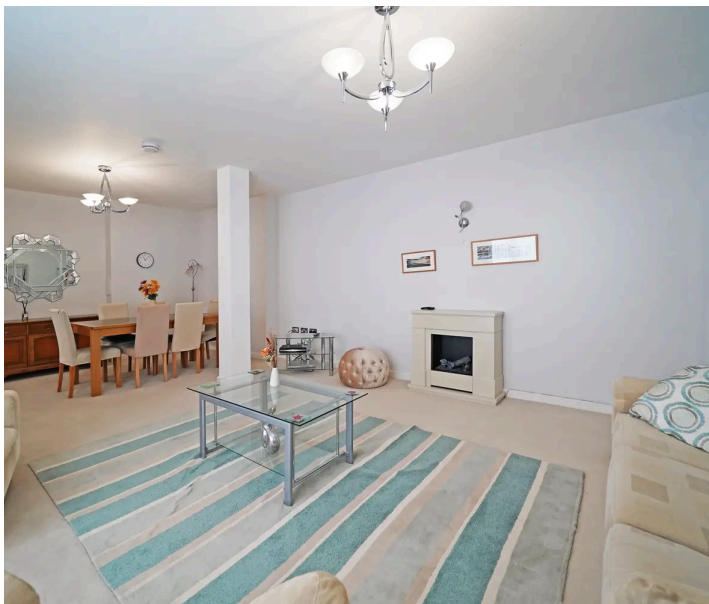
Guide Price £325,000





## PROPERTY OVERVIEW

Offered for sale with NO UPWARD CHAIN, this extremely spacious two-bedroom ground floor apartment, which is in excellent condition and presents an ideal opportunity for those seeking a comfortable and convenient living space. The apartment has its own private access and boasts a large entrance hallway providing access to all rooms, featuring ample storage and space for free standing furniture. The highlight of the property is the vast open plan living/dining room, bathed in natural light and offering generous room for both sofa seating and a dining table. The adjacent fitted kitchen comes complete with integrated appliances, catering to modern culinary needs. The sleeping quarters comprise of two generously sized double bedrooms, with the principal suite encompassing a spacious sleeping area, a dressing area with fitted storage, and an ensuite bathroom. The second double bedroom benefits from ample fitted storage and connects to a Jack and Jill bathroom. Further enhancing the appeal of this property are two allocated parking spaces behind secure gates, along with additional visitor spaces and the opportunity to create an outside space in front of the living room.





This property is also within walking distance of shops, a chemist and the village pub whilst also offering countryside walks from the doorstep, canal and fields. There is also a bus-stop directly opposite for access to Solihull and Stratford-upon-Avon.

#### PROPERTY LOCATION

Hockley Heath is a popular village surrounded by open greenbelt countryside and well served by local stores, amenities, excellent schools and park providing recreational facilities. The village is well placed for both the M40 and M42 which lead to the Midlands motorway network and centres of commerce and culture. Dorridge and Lapworth are both neighbouring villages whilst Solihull town centre is within some six miles and provides further and more comprehensive facilities and falls within the Tudor Grange School catchment area.

Council Tax band: E

Tenure: Leasehold

- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Deceptively Spacious Throughout
- Open Plan Living / Dining Room
- Fitted Kitchen
- Principal Suite With Ensuite & Dressing Room
- Jack & Gill Bathroom
- Two Allocated Parking Spaces





**ENTRANCE HALLWAY**

**LIVING / DINING ROOM**

24' 8" x 14' 11" (7.51m x 4.54m)

**KITCHEN**

10' 5" x 8' 8" (3.18m x 2.64m)

**PRINCIPAL BEDROOM**

18' 4" x 11' 8" (5.60m x 3.55m)

**DRESSING AREA**

**ENSUITE**

7' 5" x 5' 7" (2.25m x 1.69m)

**BEDROOM TWO**

19' 7" x 11' 11" (5.96m x 3.64m)

**JACK AND JILL BATHROOM**

10' 6" x 7' 7" (3.19m x 2.31m)

**UTILITY ROOM**

6' 10" x 6' 7" (2.09m x 2.00m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 148.0 sq.m. = 1593 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**TWO ALLOCATED PARKING SPACES**

**ADDITIONAL VISITOR SPACES**



### **ITEMS INCLUDED IN SALE**

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

### **ADDITIONAL INFORMATION**

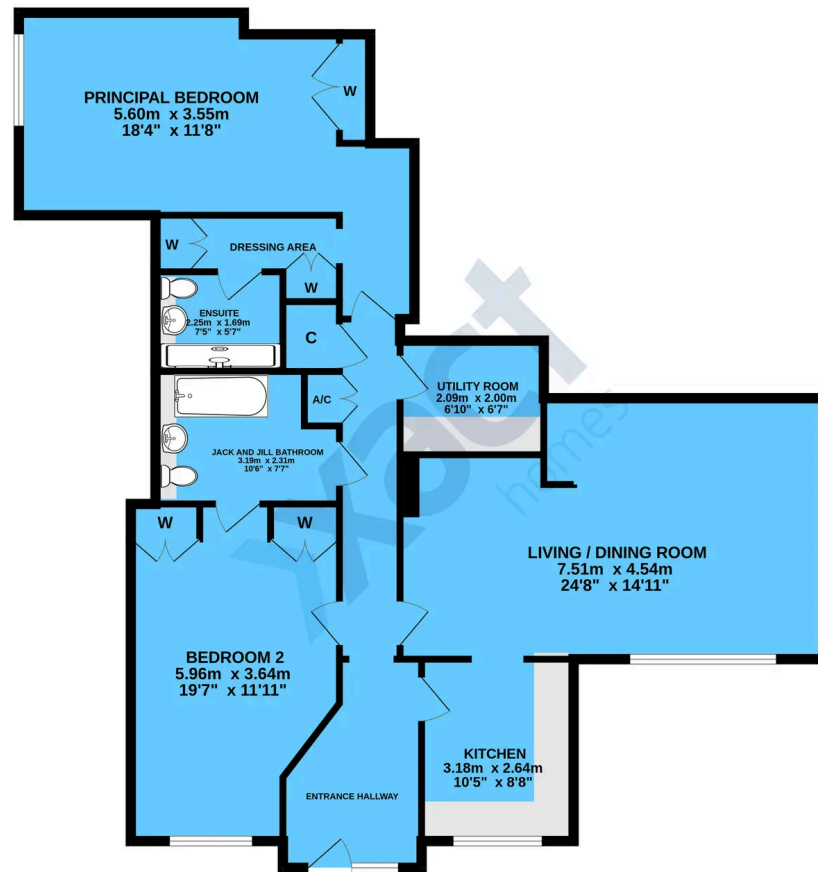
Services - mains gas, electricity and mains sewers. Broadband - BT. Ground rent - £150.00 pa (ground rent increases every 25 years). Service charge - £2,934.00 pa. The boiler has been regularly serviced.

### **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.



GROUND FLOOR



TOTAL FLOOR AREA : 148.0 sq.m (1593 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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