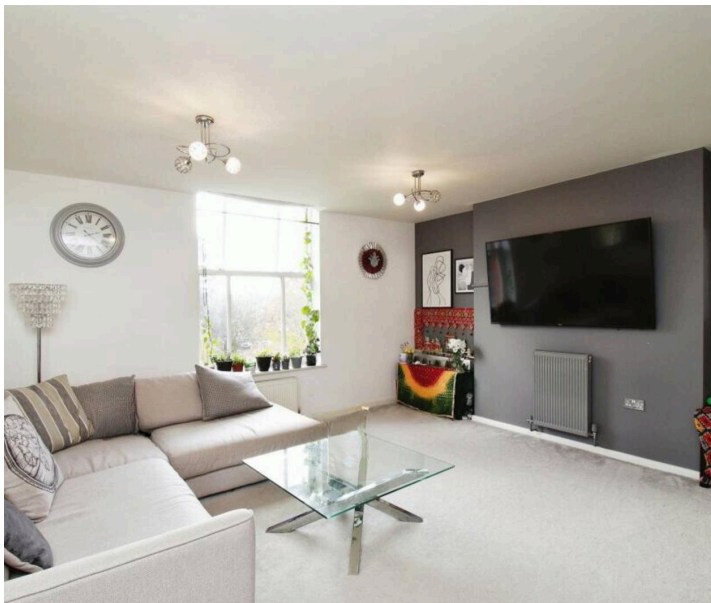




Warwick Road, Solihull

Offers Over £175,000

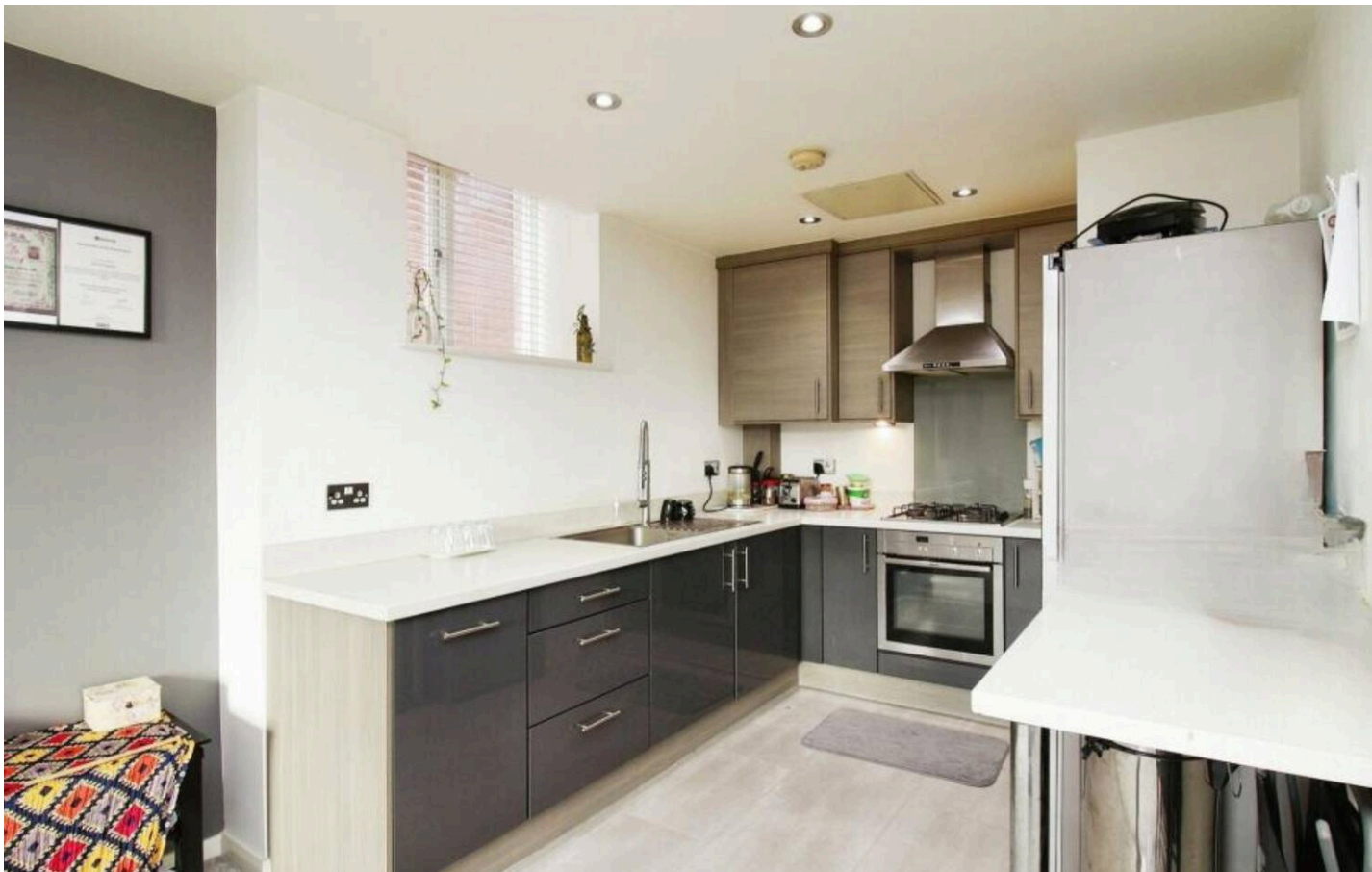




PROPERTY OVERVIEW

Presenting a stylish and contemporary two-bedroom first-floor apartment, this property offers modern living in a sought-after location. Situated within a secure development with lift access, the apartment boasts a well-designed layout that maximises space and comfort. Upon entering, you are greeted by a welcoming hallway leading into the open plan living area featuring a fully equipped kitchen, ideal for dining and entertaining guests. The property includes two generously sized double bedrooms with built-in wardrobes, providing ample storage space for your convenience. A sleek family bathroom completes the accommodation, ensuring practicality meets sophistication. Benefit from gated access and the luxury of two allocated parking spaces, adding to the convenience of this residence. This apartment presents a turn-key opportunity for prospective buyers, being offered with no onward chain. Don't miss the chance to make this meticulously maintained property your own and enjoy a contemporary lifestyle in this well-appointed home.

- Two Bedroom Apartment
- Ideal For First-Time Buyers Or Investors
- NO UPWARD CHAIN
- Open Plan Living/Kitchen Area
- Two Bedrooms With Fitted Wardrobes
- Two Parking Spaces
- Secure Gated Development



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: TBD

Tenure: Leasehold

HALLWAY

LIVING/KITCHEN AREA

23' 11" x 14' 8" (7.29m x 4.47m)

BEDROOM ONE

15' 0" x 8' 7" (4.57m x 2.62m)

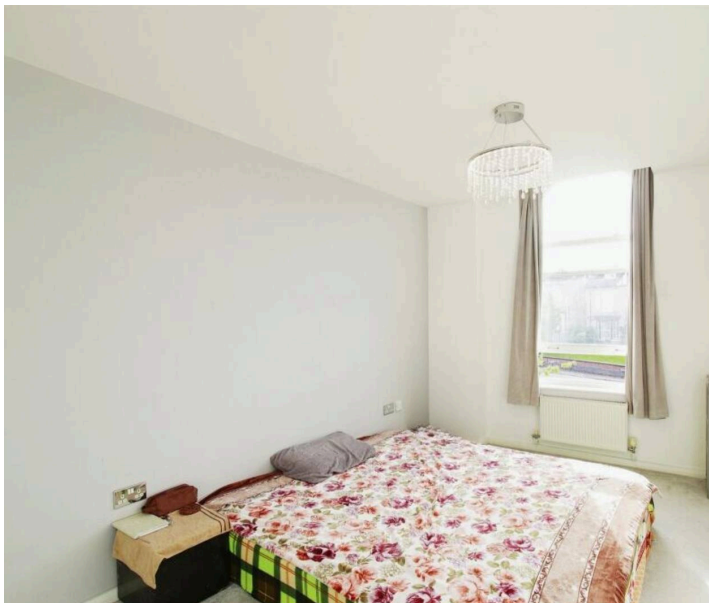
BEDROOM TWO

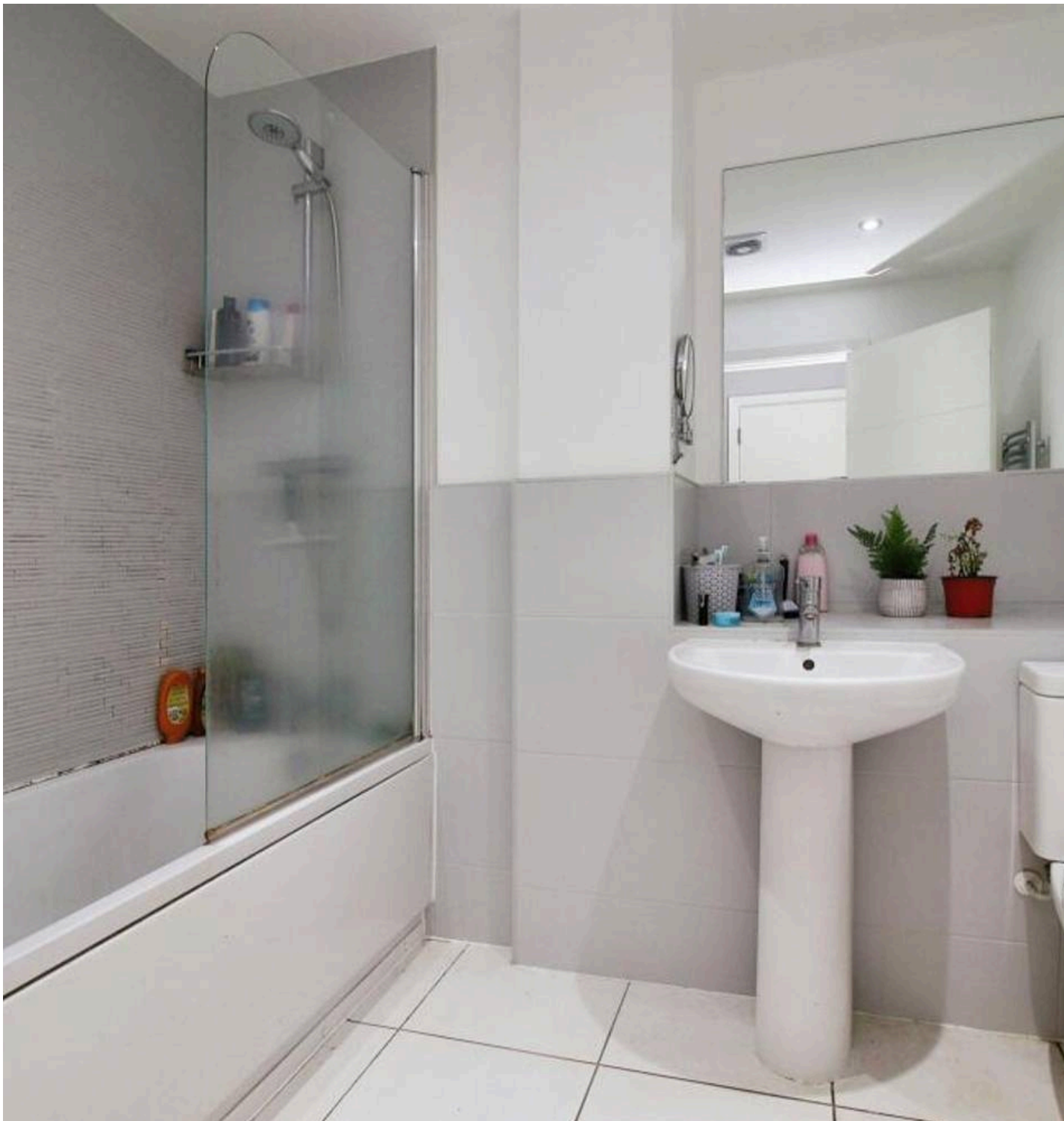
13' 1" x 11' 1" (3.99m x 3.38m)

BATHROOM

TOTAL SQUARE FOOTAGE

63 sq.m (678 sq.ft) approx.





OUTSIDE THE PROPERTY

TWO ALLOCATED PARKING SPACES

GATED ACCESS

ITEMS INCLUDED IN THE SALE

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

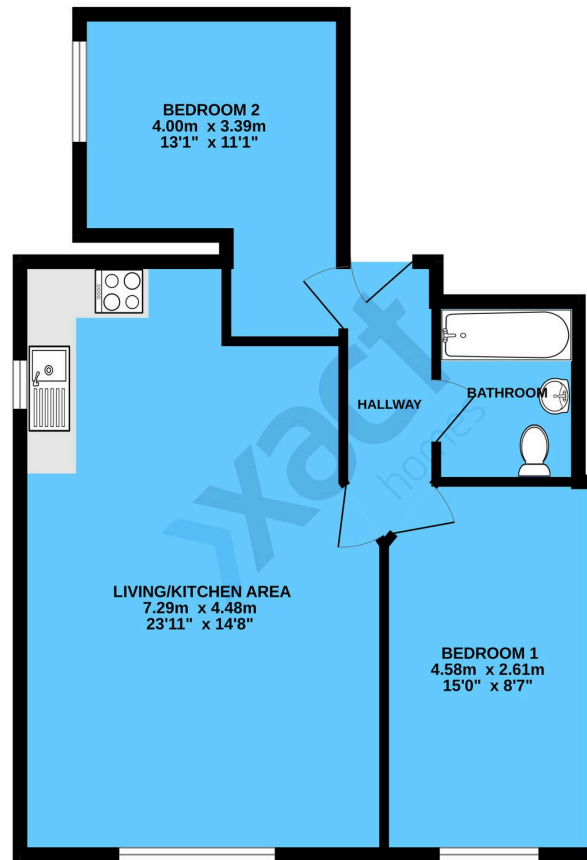
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Service charge - £3,500 pa. Ground rent - £250 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.

FIRST FLOOR



TOTAL FLOOR AREA: 63.0 sq.m. (678 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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