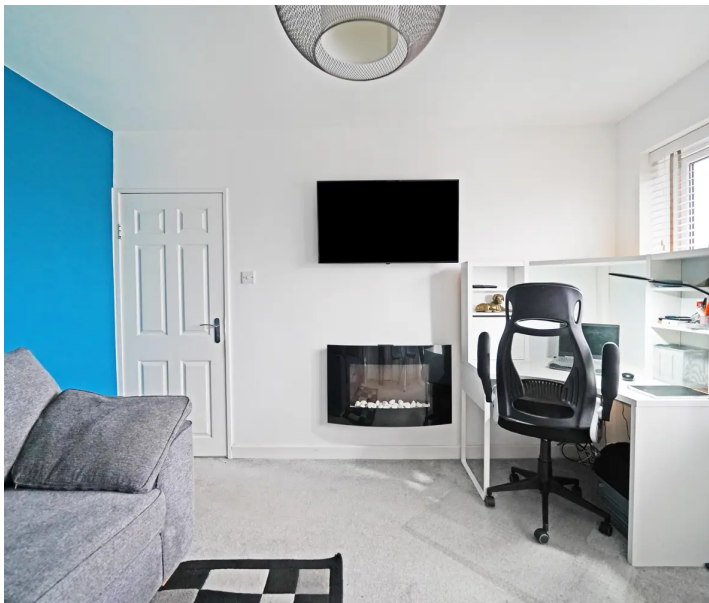




# Dingle Court Dingle Lane, Solihull

Guide Price £145,000





## PROPERTY OVERVIEW

Welcome to this delightful one-bedroom second-floor apartment, conveniently located just a short distance from Solihull Town Centre. Offered to the market with no upward chain, this property is a perfect opportunity for first-time buyers looking to step onto the property ladder or investors seeking a lucrative rental opportunity. Upon entering the property, you are greeted by a communal entrance hallway equipped with an intercom system for added security and convenience. Step inside the apartment to discover a well-appointed living/dining room, designed to maximise natural light and enhance the sense of space. The room opens onto a delightful balcony, creating a charming outdoor seating area perfect for enjoying your morning coffee or evening sunset. The fitted kitchen is thoughtfully equipped with integrated appliances, offering everything you need for effortless meal preparation. The bedroom boasts fitted wardrobes, providing ample storage space to keep your belongings organised. The modern bathroom features a walk-in shower.



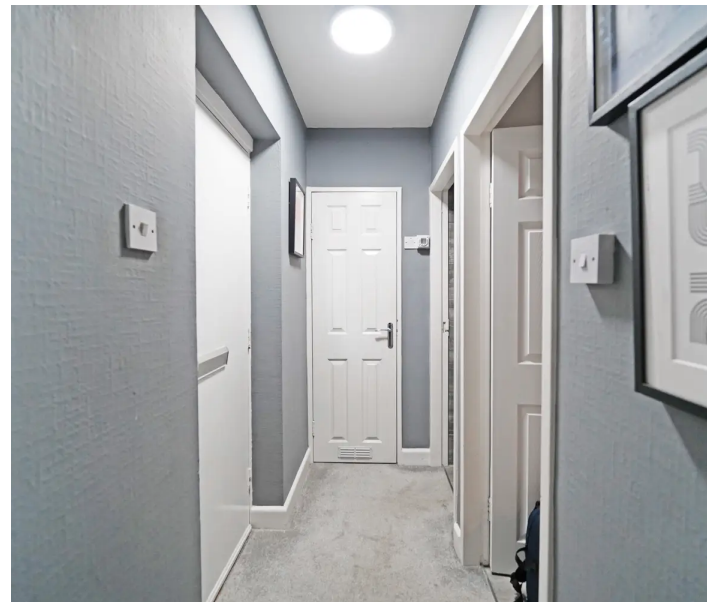
Storage is not an issue in this property, with ample closet space to meet your needs. Additionally, a single garage located in a separate block offers secure parking or extra storage space for your convenience. Residents can also benefit from off-road parking available at the front of the property, ensuring you always have a place to park your vehicle. In summary, this property offers a comfortable and convenient living space in a sought-after location. Whether you are starting your homeownership journey or expanding your investment portfolio, this apartment presents an excellent opportunity to secure a valuable asset in a desirable area. Don't miss out on your chance to make this property your own - book a viewing today and experience the charm and convenience of this lovely apartment for yourself.

#### 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: B

Tenure: Leasehold





- One Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Open Plan Living / Dining Room
- Fitted Kitchen
- Double Bedroom With Fitted Wardrobes
- Balcony Providing Outdoor Seating Space
- Single Garage
- Off Road Residents Parking

#### **HALLWAY**

#### **LIVING/DINING ROOM**

11' 11" x 10' 2" (3.63m x 3.10m)

#### **BALCONY**

#### **KITCHEN**

8' 6" x 5' 1" (2.59m x 1.55m)

#### **BEDROOM**

11' 11" x 7' 5" (3.63m x 2.26m)

#### **BATHROOM**

6' 11" x 5' 5" (2.11m x 1.65m)

#### **TOTAL SQUARE FOOTAGE**

36 sq.m (388 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **SINGLE GARAGE**

#### **OFF ROAD PARKING**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, blinds and light fittings and fitted wardrobes on one bedroom.



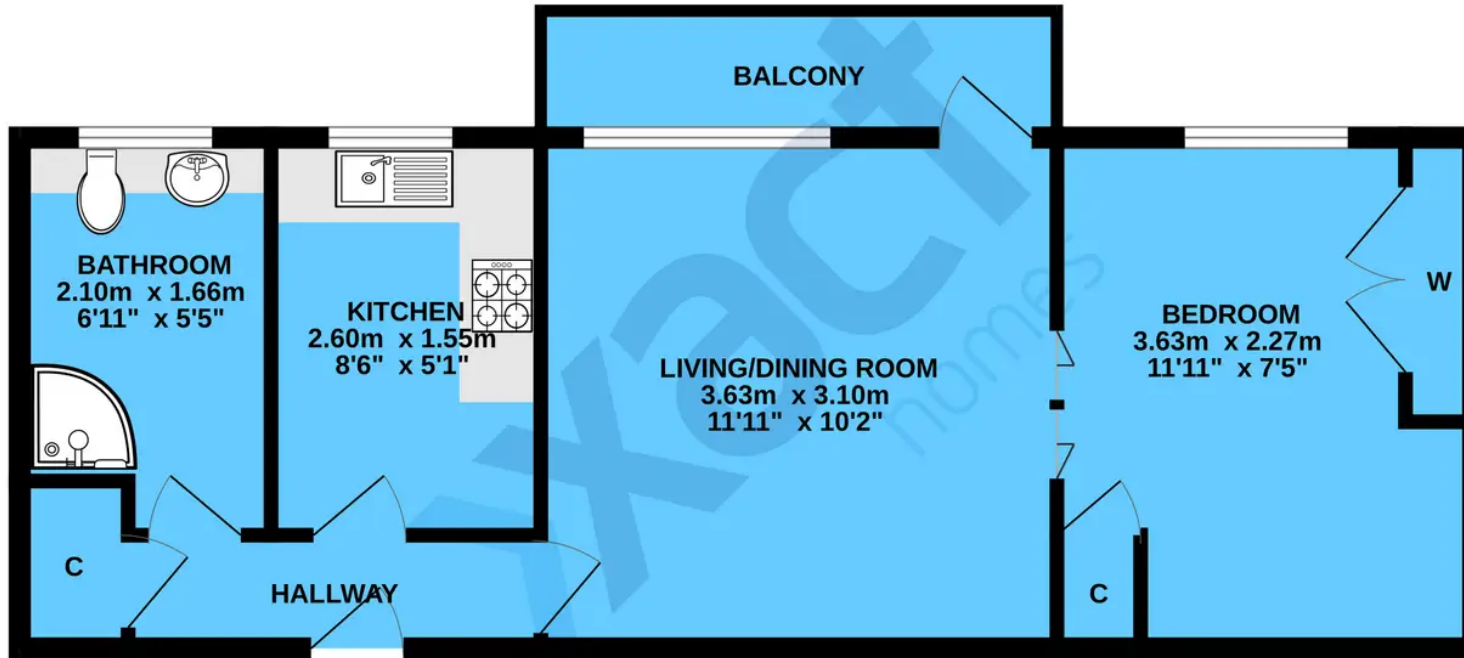
#### **ADDITIONAL INFORMATION**

Services - water meter, mains electricity and sewers.  
Broadband - EE. Service charge - £1,678 pa. Ground rent - £140 pa.

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

## SECOND FLOOR



TOTAL FLOOR AREA : 36.0 sq.m. (388 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.  
Made with Metropix ©2024

# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

