



Croftleigh Gardens Kingslea Road, Solihull

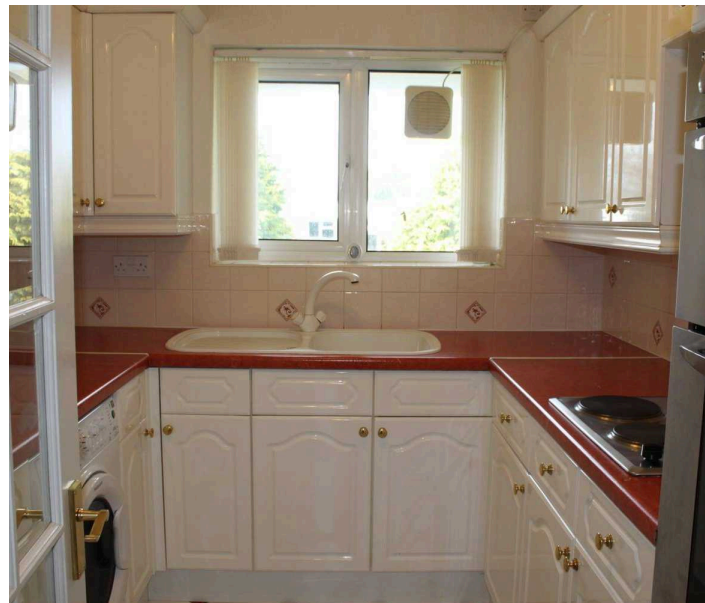
Guide Price £185,000





PROPERTY OVERVIEW

Presenting a fantastic opportunity for first time buyers or investors, this two bedroom second floor apartment comes to market with NO UPWARD CHAIN. Situated in a highly sought-after location, this property offers a comfortable living experience. The spacious living/dining room, complemented by a balcony, presents an inviting space for relaxation and entertainment. The fitted kitchen ensures convenience in meal preparation. Both bedrooms are generously sized, providing ample space for rest and relaxation. The family bathroom is well-appointed and completes the accommodation. In addition, residents can benefit from communal parking and access to well-maintained gardens. With its convenient location and well-proportioned rooms, this apartment offers a blend of comfort and practicality, making it an attractive prospect for discerning buyers seeking a new home or investment opportunity.





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: C

Tenure: Leasehold



- Two Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Spacious Living / Dining Room
- Balcony
- Two Generously Sized Bedrooms
- Communal Parking & Gardens
- Early Viewing Essential



HALLWAY

KITCHEN

8' 5" x 7' 6" (2.57m x 2.29m)

LIVING / DINING ROOM

16' 4" x 11' 7" (4.98m x 3.52m)

BALCONY

BEDROOM ONE

11' 7" x 10' 6" (3.52m x 3.19m)

BEDROOM TWO

10' 7" x 8' 6" (3.23m x 2.60m)

BATHROOM

6' 7" x 5' 4" (2.00m x 1.63m)

TOTAL SQUARE FOOTAGE

Total floor area: 57.0 sq.m. = 614 sq.ft. approx.

OUTSIDE THE PROPERTY

COMMUNAL PARKING

WELL MAINTAINED GARDENS





ITEMS INCLUDED IN SALE

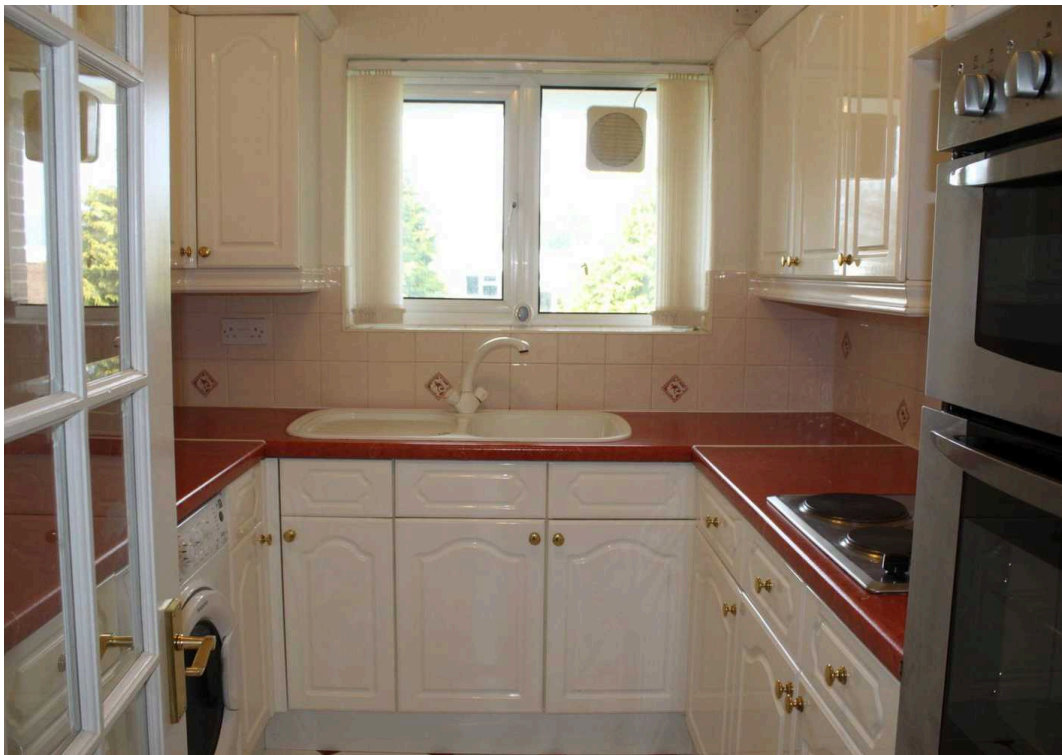
Integrated oven, integrated hob, extractor, microwave, fridge, freezer, washing machine, all carpet and all curtains.

ADDITIONAL INFORMATION

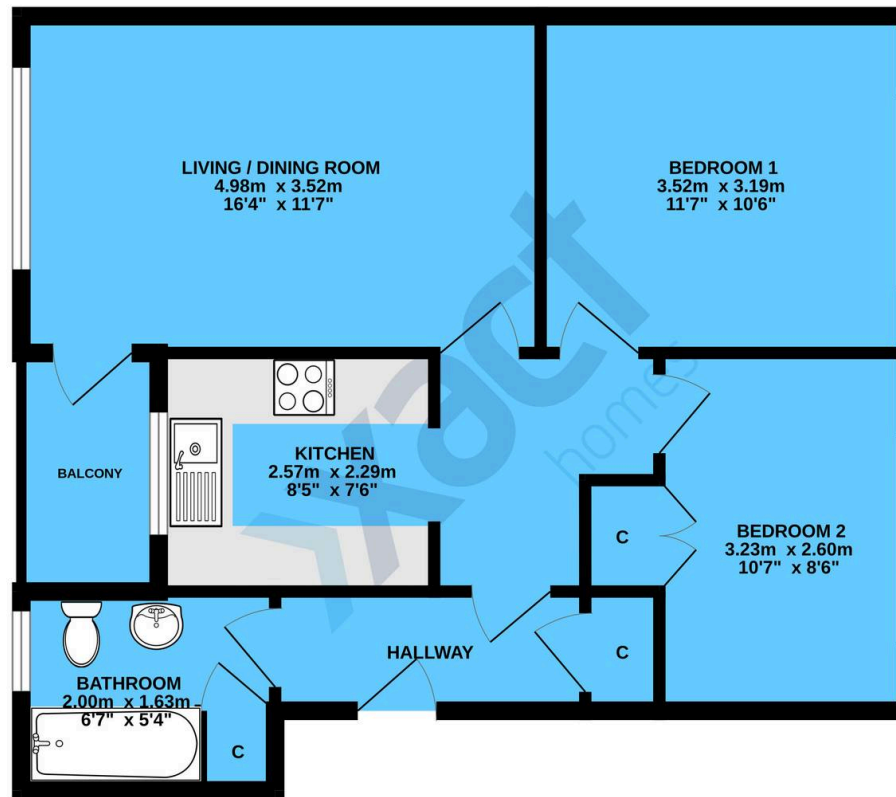
Services - mains gas and electricity. Service charge - £2200.00 (pa).

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: 57.0 sq.m. (614 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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