



Warwick Road, Solihull

Guide Price £200,000

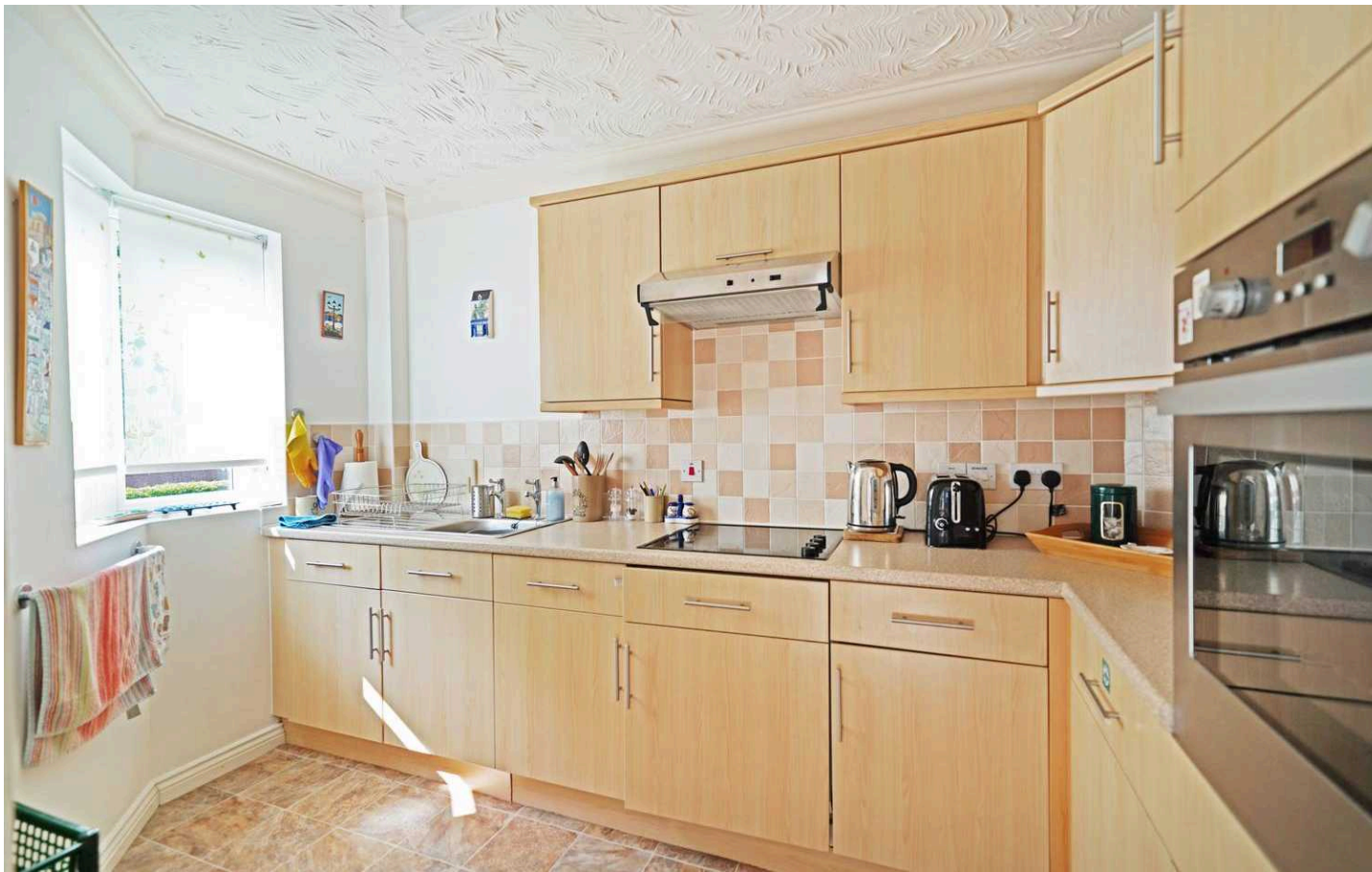




## PROPERTY OVERVIEW

Presenting a delightful two-bedroom ground floor retirement apartment, this property offers the epitome of comfortable and convenient living. Boasting a sought-after location with close proximity to local amenities and public transport, this residence is the perfect blend of peaceful surroundings and urban convenience. The property features a spacious open plan living and dining room, ideal for entertaining guests or enjoying a quiet night in. The fitted kitchen provides a functional space for culinary endeavours. Bright and spacious, this home exudes warmth and comfort at every turn. The property includes two bedrooms, one of which is a sizeable principal bedroom with fitted storage, offering ample space for rest and relaxation. A family bathroom caters to daily needs with convenience. Additional features include a private garden accessed via a private entrance, providing a tranquil retreat for residents. Residents can also benefit from communal amenities such as a lounge, secure intercom system, lift access to all floors, a 24 hour care line and site manager available Monday to Friday from 9.00am until 2.00pm. With the added advantage of no upward chain, this property presents a wonderful opportunity for those seeking a relaxed and convenient lifestyle in a well-equipped setting.





#### 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: D

Tenure: Leasehold

- Two Bedroom Ground Floor Retirement Apartment
- NO UPWARD CHAIN
- Walking Distance To Local Amenities
- Private Garden
- Open Plan Living / Dining Room
- Fitted Kitchen
- Two Spacious Bedrooms
- Residents Lounge
- 24 Hour Care Line & Site Manager Available Monday To Friday 9.00am Until 2.00pm





**HALL**

**LIVING/DINING ROOM**

23' 4" x 11' 6" (7.11m x 3.51m)

**KITCHEN**

10' 11" x 6' 4" (3.33m x 1.93m)

**PRINCIPAL BEDROOM**

13' 9" x 9' 1" (4.19m x 2.77m)

**BEDROOM TWO**

21' 2" x 9' 3" (6.45m x 2.82m)

**BATHROOM**

6' 9" x 5' 5" (2.06m x 1.65m)

**TOTAL SQUARE FOOTAGE**

73.9 sq.m (796 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**PARKING AVAILABLE AT FRONT & BACK CAR PARKS**

**PRIVATE GARDEN**

**COMMUNAL AMENITIES**



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

Integrated oven, integrated hob, extractor, fridge, freezer, washing machine (laundry room on top floor), tumble dryer (laundry room on top floor), all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

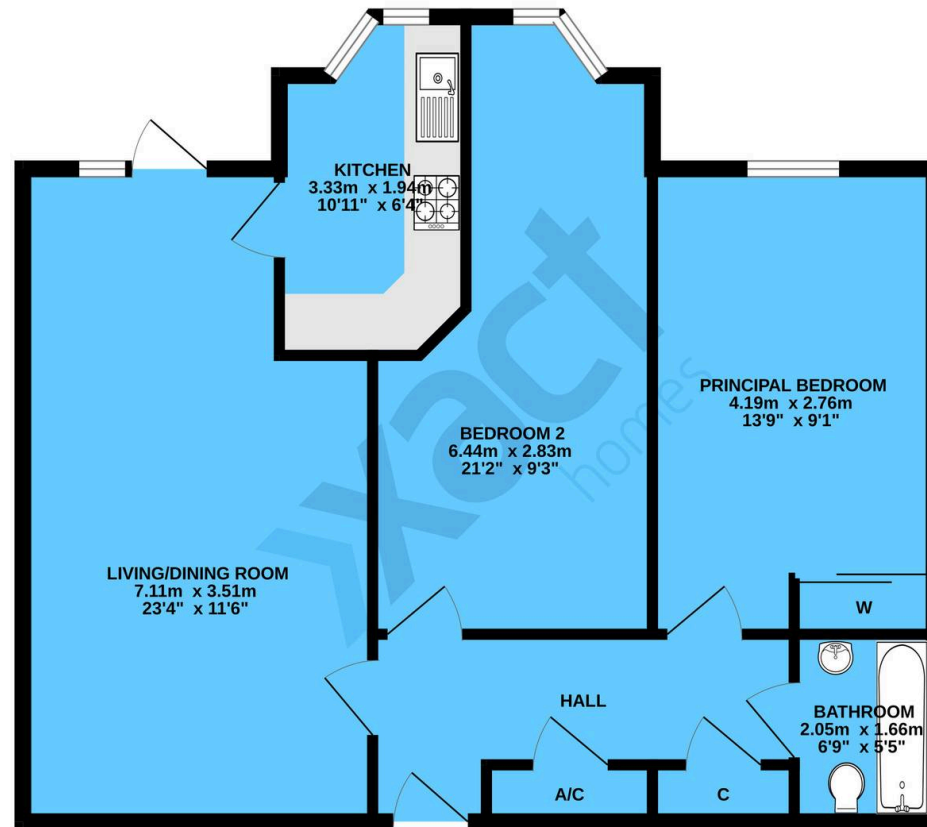
Services - mains electricity and sewers.  
Broadband - TalkTalk. Service charge - £3,782.57 pa. Ground rent - £933.34 pa.

### **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.



GROUND FLOOR  
73.9 sq.m. (796 sq.ft.) approx.



TOTAL FLOOR AREA : 73.9 sq.m. (796 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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