



Union Road, Solihull

Guide Price £170,000

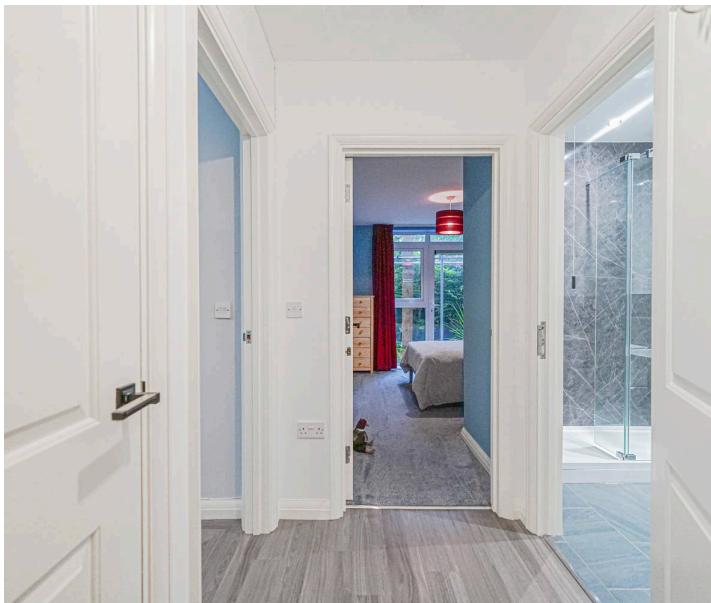


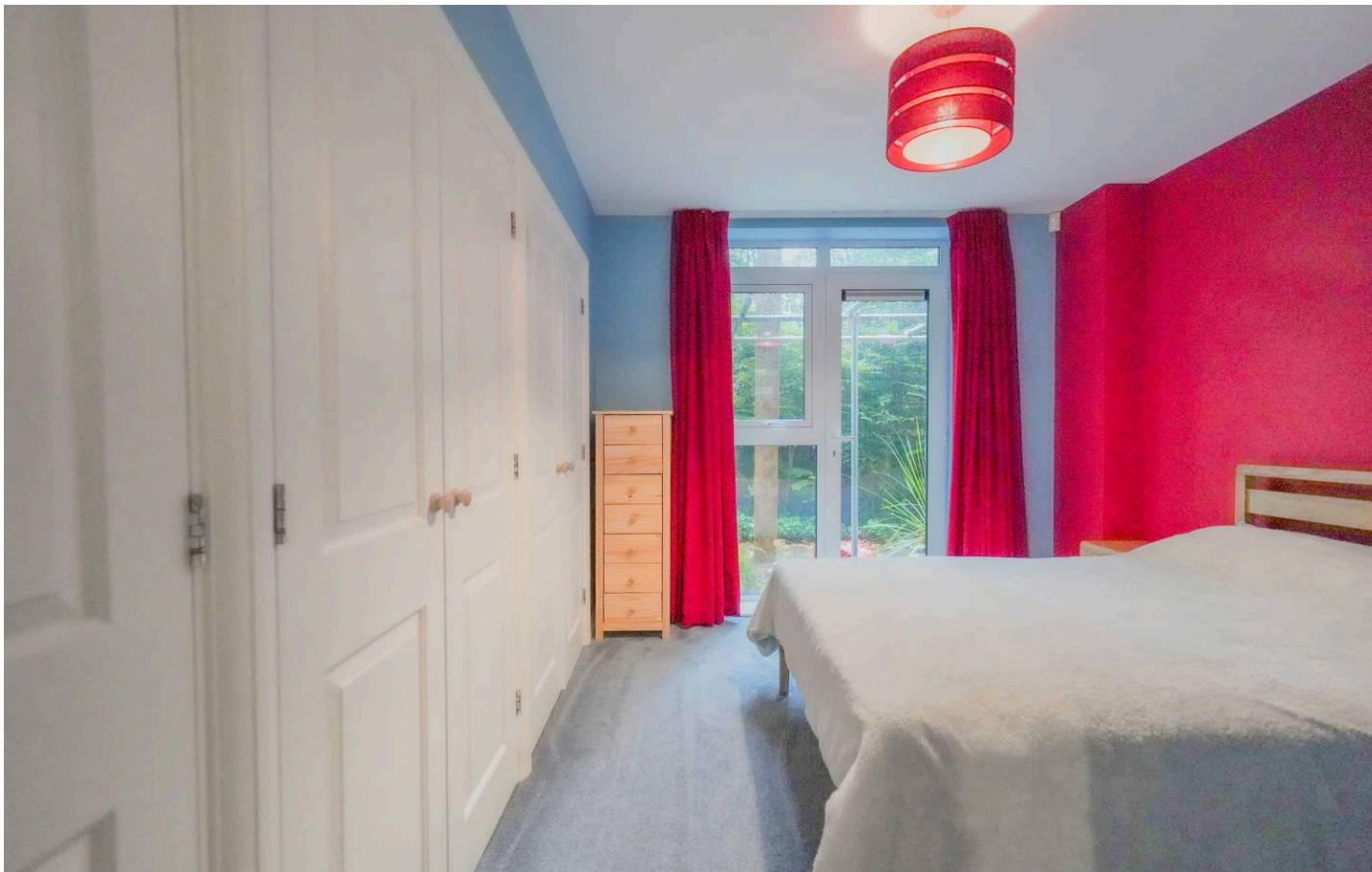


PROPERTY OVERVIEW

Situated in the heart of Solihull Town Centre, this one-bedroom ground floor apartment offers a rare opportunity to embrace urban living in a prime location. Ideal for first-time buyers, downsizers, or investors, this property boasts a spacious hallway with ample storage, leading to a modern open plan kitchen/living/dining room. The living area features doors that open onto a patio seating area, creating a seamless transition between indoor and outdoor living spaces. The double bedroom provides a comfortable retreat, while the bathroom offers a functional and stylish space for relaxation.

Residents can also enjoy the convenience of communal gardens, providing a serene green space for relaxation. Additionally, the property includes an allocated parking space, ensuring ease of access for residents. With its desirable location, contemporary design, and practical amenities, this apartment represents a fantastic opportunity for those seeking a stylish and convenient urban lifestyle in Solihull.





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

- One Bedroom Ground Floor Apartment
- Ideal For First-Time Buyers, Downsizers Or Investors
- In The Heart Of Solihull
- Walking Distance To All Local Amenities
- Open Plan Kitchen / Living / Dining Room
- Double Bedroom
- Family Bathroom
- Allocated Parking Space
- Early Viewing Essential

HALLWAY

KITCHEN/LIVING/DINING ROOM

24' 11" x 12' 10" (7.59m x 3.91m)

BEDROOM

14' 0" x 11' 10" (4.27m x 3.61m)

SHOWER ROOM

7' 2" x 5' 9" (2.18m x 1.75m)

TOTAL SQUARE FOOTAGE

44.0 sq.m (474 sq.ft) approx.



OUTSIDE THE PROPERTY

PATIO SEATING AREA

COMMUNAL GARDENS

ALLOCATED PARKING SPACE

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, washer/dryer, all carpets, curtains and light fittings and fitted wardrobes on one bedroom.

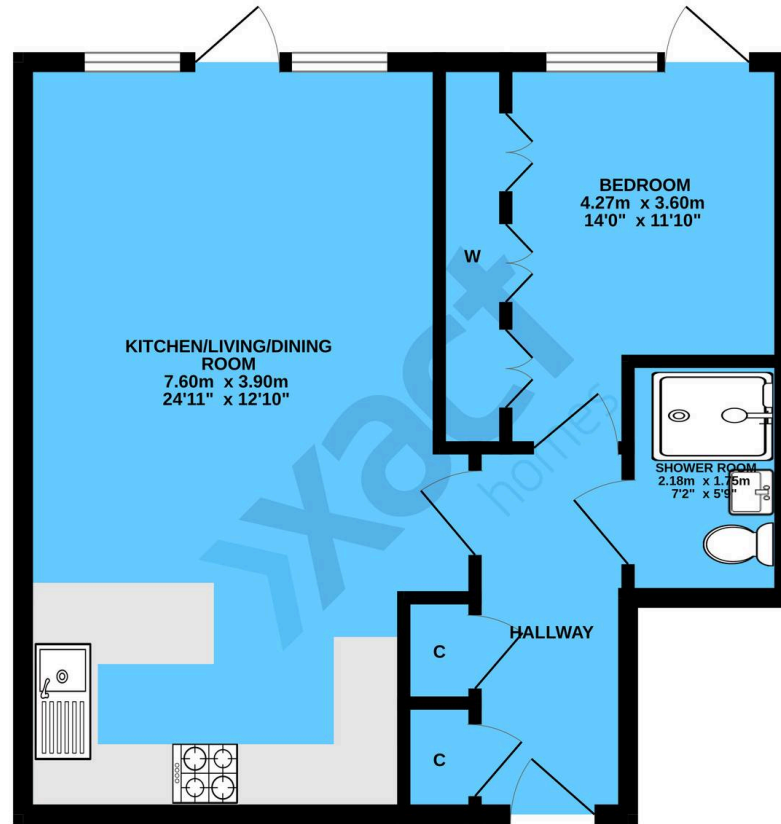
ADDITIONAL INFORMATION

Services - water meter, mains electricity and sewers. Broadband - Hyperoptic - fibre optic. Service charge - £2,400 pa (approx.). Ground rent - £189 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



TOTAL FLOOR AREA: 44.0 sq.m. (474 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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