



Kendal Grove, Solihull

Guide Price £150,000





PROPERTY OVERVIEW

Located on a tranquil cul-de-sac, this one bedroom first floor apartment presents an excellent opportunity for both first-time buyers and investors. Boasting a spacious living room flooded with natural light, the property seamlessly connects to a well-appointed fitted kitchen, offering a functional and comfortable living space. The double bedroom features ample fitted storage, ensuring a clutter-free environment. The apartment is completed with a family bathroom, providing convenience and practicality.

Benefiting from a no upward chain situation, the property offers a smooth purchasing process. Residents' parking is available, providing ease and convenience for inhabitants. Additionally, communal gardens provide a tranquil outdoor space for relaxation and enjoyment. Positioned in a quiet and friendly neighbourhood, this charming apartment offers a serene sanctuary for its occupants, making it an appealing choice for those seeking a cosy and practical living environment.





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 First Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Set On A Quiet Cul-De-Sac
- Bright & Spacious Living Room
- Fitted Kitchen
- Ample Storage Throughout
- Residents Parking Spaces



ENTRANCE HALLWAY

LIVING ROOM

12' 5" x 10' 8" (3.78m x 3.24m)

KITCHEN

8' 2" x 5' 8" (2.50m x 1.73m)

BEDROOM

9' 11" x 9' 3" (3.02m x 2.83m)

BATHROOM

7' 1" x 5' 7" (2.15m x 1.69m)

TOTAL SQUARE FOOTAGE

32.0 sq.m (344 sq.ft) approx.

OUTSIDE THE PROPERTY

RESIDENTS PARKING

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, washer/dryer, all carpets, all blinds, all light fittings and fitted wardrobes in bedroom.

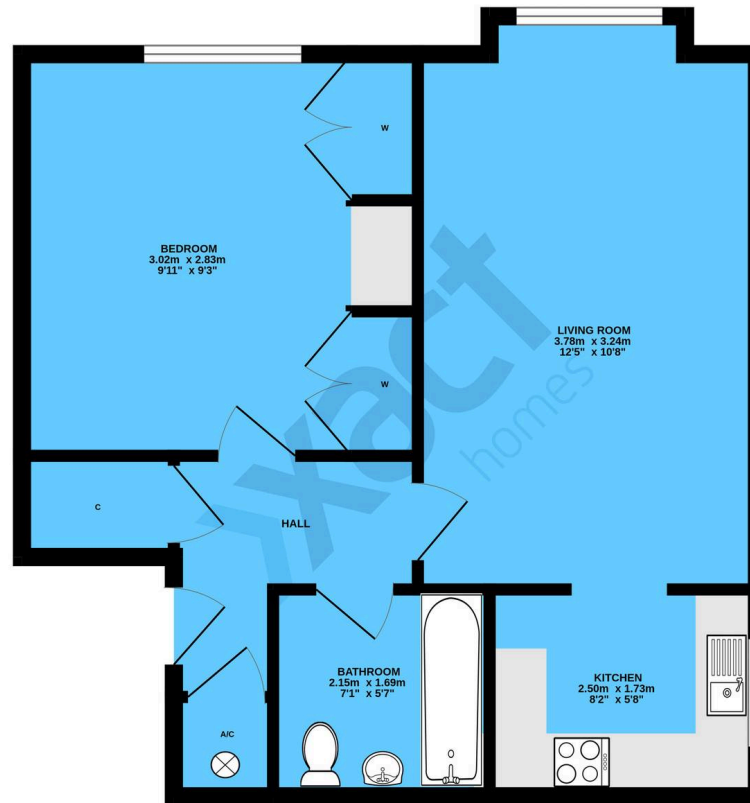
ADDITIONAL INFORMATION

Services - direct mains water and electricity.
Broadband - Cable. Service charge - £1,679 pa.
Ground rent - TBC.

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.

1ST FLOOR



TOTAL FLOOR AREA : 32.0 sq.m. (344 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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