



Whitefields Road, Solihull

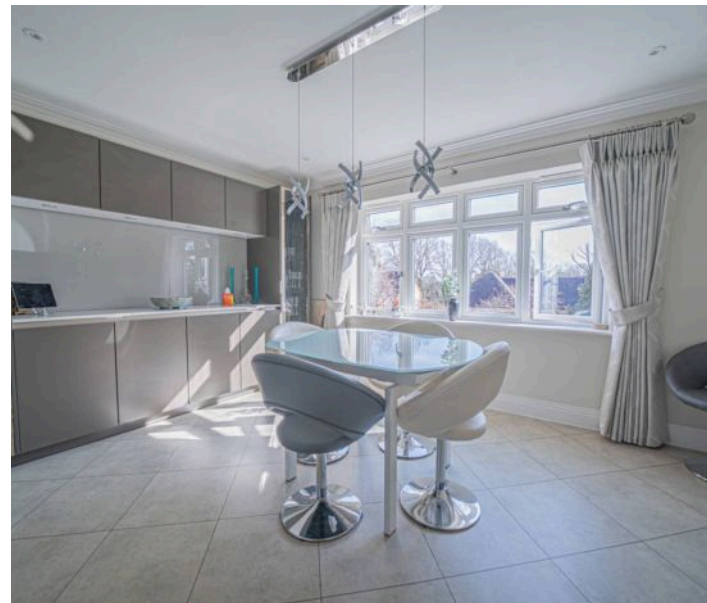
Guide Price £710,000





PROPERTY OVERVIEW

Nestled on the highly sought-after Whitefields Road in the heart of Solihull and within walking distance to Solihull train station and Touchwood shopping centre, is this luxury first-floor apartment offers a lifestyle of opulence and convenience with the added benefit of NO UPWARD CHAIN. Only six years old, this impeccable residence exudes modern elegance and comfort at every turn. Upon arrival, the grandeur of the property is evident, with a forecourt boasting two allocated parking spaces complete with a personal tethered charging point. A magnificent communal entrance sets the tone for what lies beyond as you ascend to the first floor via either the elegant stairwell or lift. Stepping through the front door, you are greeted by a spacious hallway featuring ample storage and a convenient guest WC with a wash hand basin. The lounge is a masterpiece in design, featuring Amtico flooring, large window overlooking the rear garden, which allows the sunshine and daylight during the day, and a remote-controlled log fire effect gas heater, creating a warm and inviting ambience.





The modern kitchen/diner, which also has a large window over looking the rear garden, is equipped with top-of-the-line integrated Siemens appliances, a stylish island with a refrigerated wine cabinet, and a range of luxury finishes throughout. Adjacent to the kitchen, a utility room which provides added convenience with fitted washing machine and tumble dryer. The living space consists of three generously sized bedrooms, each thoughtfully designed for comfort and functionality. The principal and second bedrooms feature plush carpets, fitted wall lights, and luxurious en-suite bathrooms complete with double shower cubicles and a bath in the main en-suite, offering a sanctuary of relaxation and privacy. Noteworthy features of this exceptional apartment include underfloor heating with digital thermostat control and a central control cabinet housing essential services for modern living. Outside, the well-maintained communal gardens provide a serene escape with ample seating for enjoying the outdoors. In summary, this property is a true gem, offering a harmonious blend of luxurious living, contemporary design, and unparalleled convenience in an enviable location. A rare opportunity to acquire a premium residence in one of Solihull's most prestigious neighbourhoods.





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: F

Tenure: Share of Freehold

- Luxury Three Bedroom First-Floor Apartment
- NO UPWARD CHAIN
- Set On A Quiet Road With The Heart Of Solihull
- Stunning Open Plan Kitchen / Diner
- Spacious Lounge With Abundance Of Natural Light
- Well Appointed Guest Toilet
- Two Double Bedrooms With Ensuites
- Versatile Third Bedroom / Home Office
- Delightful Communal Gardens
- Two Allocated Parking Spaces & EV Charger



HALLWAY

WC

6' 2" x 3' 3" (1.88m x 0.99m)

LOUNGE

18' 2" x 15' 11" (5.54m x 4.85m)

KITCHEN/DINER

23' 8" x 14' 9" (7.21m x 4.50m)

UTILITY

6' 2" x 5' 6" (1.88m x 1.68m)

PRINCIPAL BEDROOM

21' 0" x 14' 10" (6.40m x 4.52m)

ENSUITE

9' 5" x 7' 2" (2.87m x 2.18m)

BEDROOM TWO

16' 1" x 11' 3" (4.90m x 3.43m)

ENSUITE

7' 3" x 5' 2" (2.21m x 1.57m)

BEDROOM THREE

10' 0" x 9' 5" (3.05m x 2.87m)

TOTAL SQUARE FOOTAGE

139.3 sq.m (1499 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

TWO ALLOCATED PARKING SPACES



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, underfloor heating, garden shed, all carpets, curtains, blinds and light fittings, fitted dressing tables with mirrors and matching bedside cabinets in both main bedrooms, timed and remotely controlled automatic curtain rails in both the main bedroom and living room, CCTV, car charging point (fitted 2013) and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

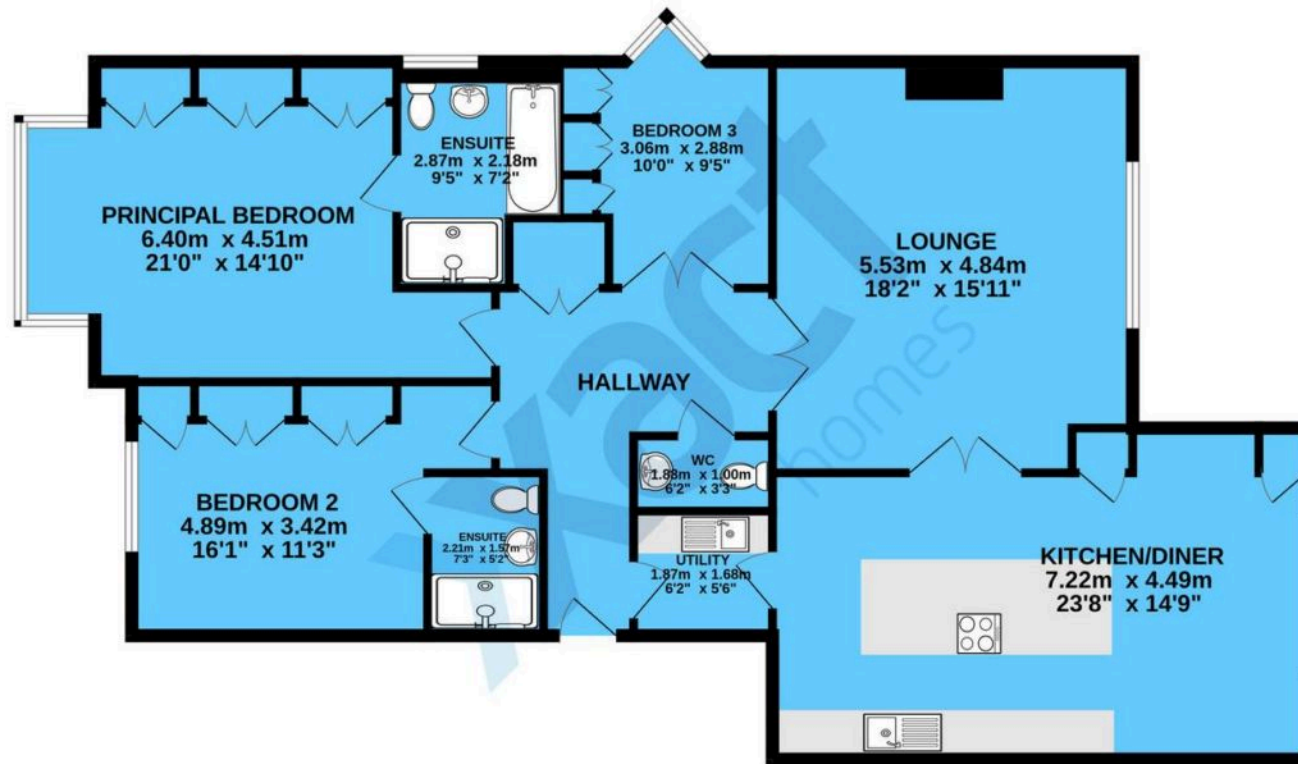
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). EPC rating - B (ensuring extremely good thermal insulation and very low heating costs). Service charge - TBC. Ground rent - TBC.

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.



FIRST FLOOR



TOTAL FLOOR AREA : 139.3 sq.m. (1499 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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