



Marsland Road, Solihull

Guide Price £215,000



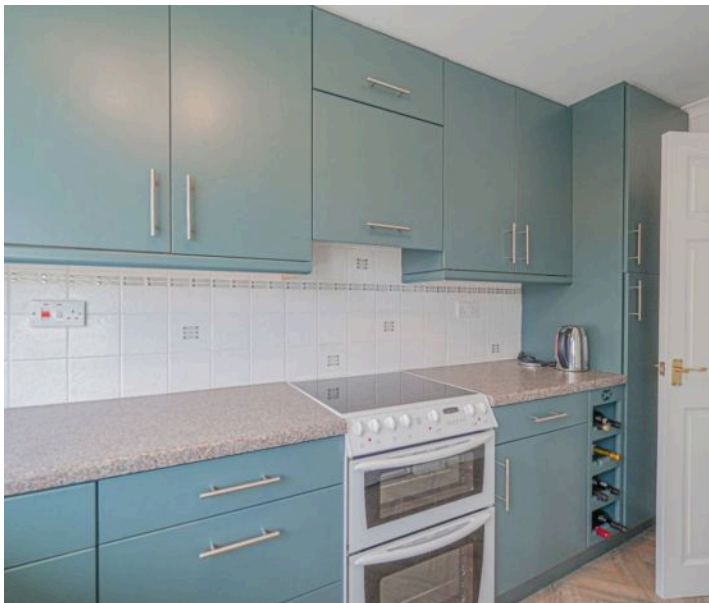


PROPERTY OVERVIEW

Offering a superb opportunity to acquire a modern and stylish living space in a prime location, this two-bedroom first-floor apartment is situated on a tranquil road, surrounded by well kept communal gardens. Positioned within walking distance to Olton Station, the property boasts convenience and accessibility, being easily connected to transport links.

The existing owners have brought a fresh perspective to the property, executing significant updates and refurbishments to create a contemporary living environment. A secure communal entrance with an intercom system provides a sense of safety and security for residents and visitors.

Upon entering the apartment, a spacious open-plan living/dining room welcomes you, exuding a bright and airy ambience, courtesy of the abundant natural light that floods the room. Connected to the living/dining room is a fitted kitchen, furnished with ample work surfaces and storage space, ensuring functionality and ease for all culinary endeavours.





Two generously proportioned double bedrooms offer ample space for storage and furnishings, providing a comfortable retreat for residents. A large modern family bathroom adds a touch of luxury to the property, enhancing the overall appeal with its sleek design and contemporary fittings.

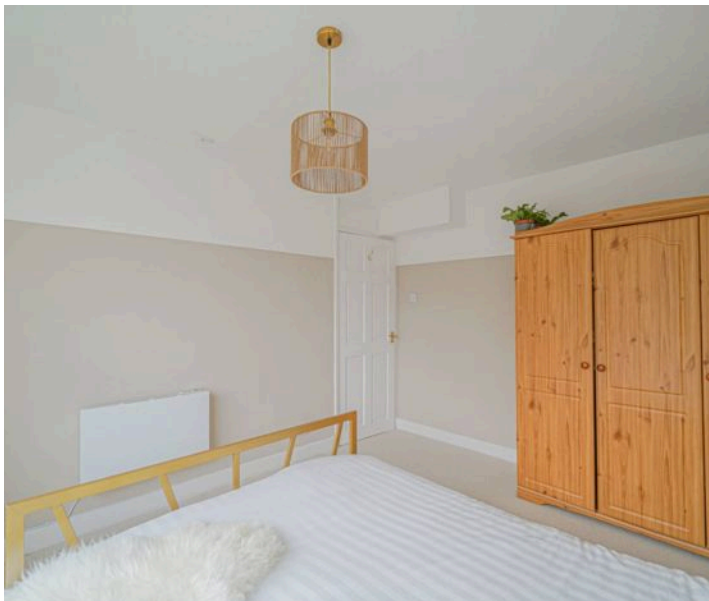
Completing the property is a garage, located in a separate block, and parking facilities, offering convenience for residents with vehicles. This property caters to a diverse range of potential buyers, including first-time buyers looking to step onto the property ladder, investors seeking a lucrative opportunity, or downsizers desiring a low-maintenance lifestyle in a sought-after location.

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





- Two Bedroom First Floor Apartment
- Prime Location Surrounded By Well-Maintained Gardens
- Long Lease In Excess Of 125 Years
- Ideal For First-Time Buyers, Investors & Downsizers
- Recently Updated & Refurbished By Existing Owners
- Open Plan Living / Dining Room
- Fitted Kitchen With Ample Storage Space
- Abundance Of Natural Light Throughout
- Two Generously Sized Double Bedrooms & Family Bathroom
- Garage In Separate Block & Parking Space



ENTRANCE HALL

LIVING / DINING ROOM

18' 2" x 12' 5" (5.54m x 3.79m)

KITCHEN

11' 11" x 8' 4" (3.62m x 2.54m)

INNER HALL

PRINCIPAL BEDROOM

12' 6" x 11' 7" (3.81m x 3.54m)

BEDROOM TWO

11' 11" x 10' 0" (3.63m x 3.04m)

BATHROOM

8' 10" x 7' 5" (2.68m x 2.26m)

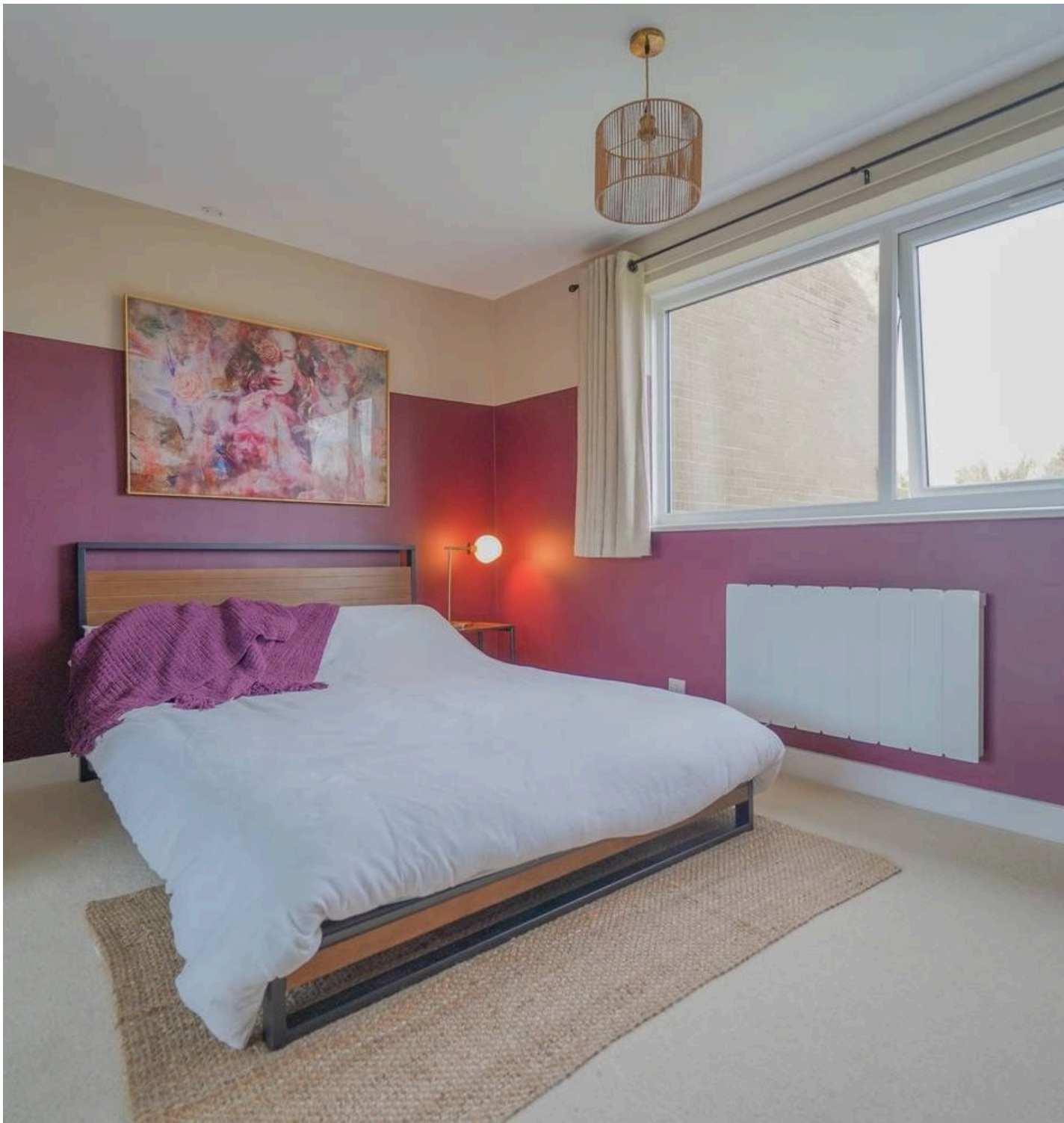
TOTAL SQUARE FOOTAGE

65.0 sq.m (700 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE EN BLOC

PARKING SPACE



ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, microwave, fridge/freezer, washing machine, all carpets, all blinds, all light fittings and fitted wardrobe in one bedroom.

ADDITIONAL INFORMATION

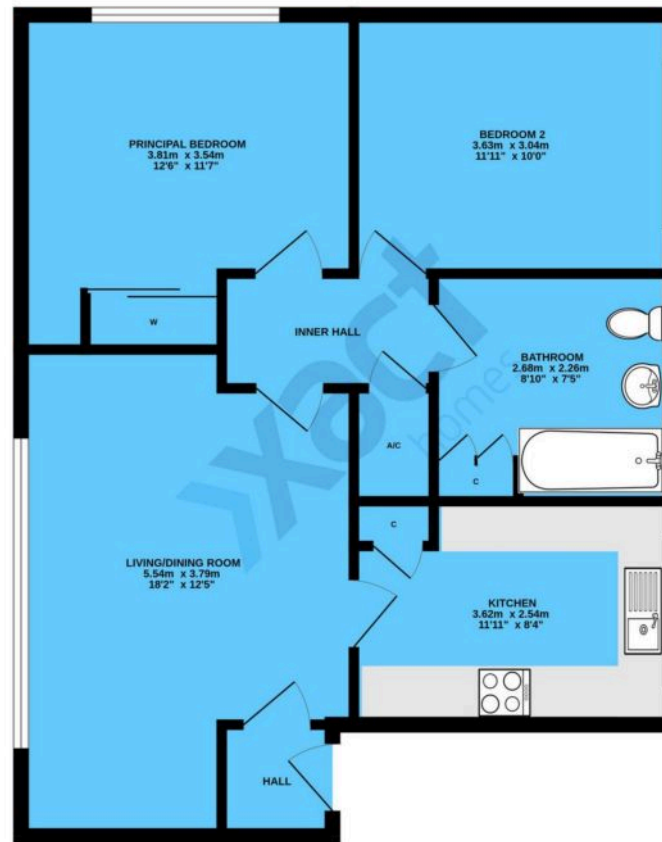
Services – direct mains water (with water meter), sewers and electricity. Service charge – £2,599.98 pa. Ground rent – nil.

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 : 65.0 sq.m. (700 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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