



Union Road, Solihull

Guide Price £170,000







## PROPERTY OVERVIEW

Introducing this exceptional one-bedroom apartment, perfectly suited for first-time buyers or astute investors seeking a lucrative opportunity. Enjoy the ease of living with NO UPWARD CHAIN in this prime location situated in the heart of Solihull. Boasting lift access to all floors, this residence features a spacious open plan kitchen/living and dining room complete with integrated appliances and a charming Juliet balcony. The property further comprises a generous double bedroom, a modern family bathroom, ample storage solutions, and the added convenience of allocated parking in a secure underground car park. Residents will appreciate the serene ambience of the well-maintained communal grounds surrounding this desirable abode. Don't miss the chance to make this stylish urban retreat your own.

- One Bedroom Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers & Investors
- Spacious Kitchen/Living & Dining Room
- Juliet Balcony & Ample Storage
- Large Double Bedroom
- Family Bathroom
- Secure Allocated Parking
- Lift Access To All Floors







#### 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

#### HALLWAY

#### KITCHEN/LIVING & DINING ROOM

19' 2" x 12' 10" (5.84m x 3.91m)

#### BALCONY

#### BEDROOM

12' 10" x 8' 8" (3.91m x 2.64m)

#### BATHROOM

6' 11" x 5' 1" (2.11m x 1.55m)

#### TOTAL SQUARE FOOTAGE

45.0 sq.m (484 sq.ft) approx.

#### OUTSIDE THE PROPERTY

#### SECURE ALLOCATED PARKING

#### COMMUNAL GARDENS

#### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, some curtains and blinds, all light fittings and CCTV.





### **ADDITIONAL INFORMATION**

Services – mains electricity and sewers. 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.

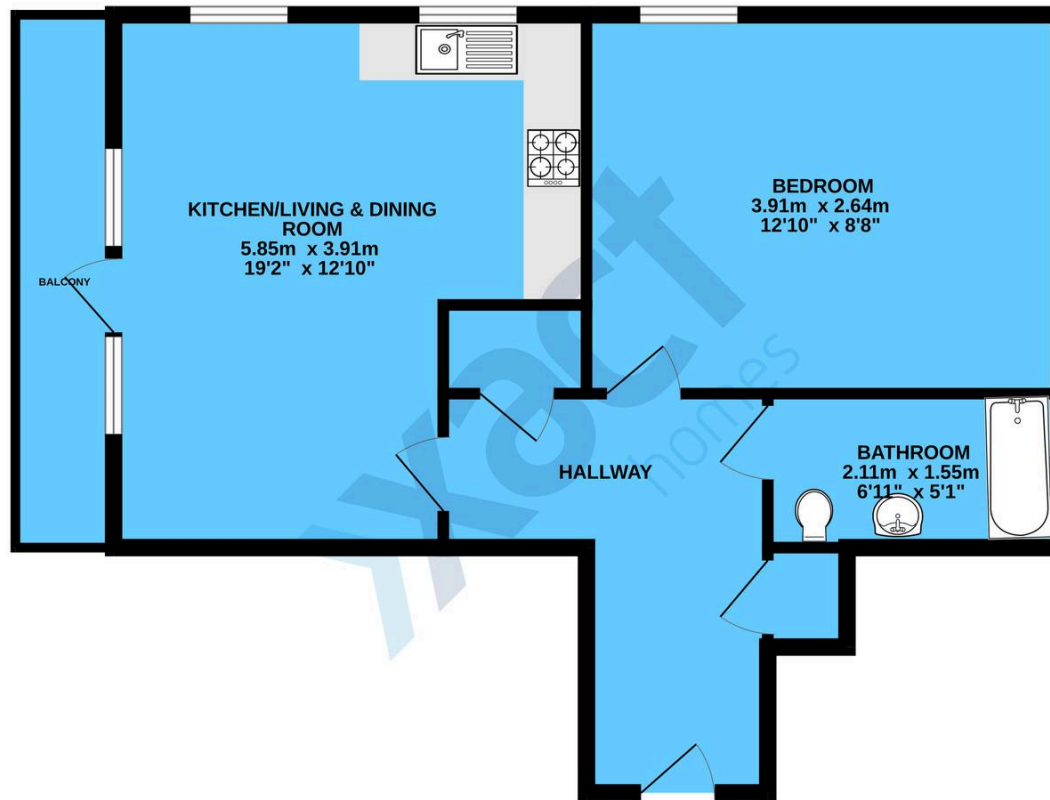
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



## APARTMENT



TOTAL FLOOR AREA : 45.0 sq.m. (484 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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# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • [solihull@xacthomes.co.uk](mailto:solihull@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

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