



St. Gerards Road, Solihull

Guide Price £200,000





PROPERTY OVERVIEW

Presenting this ground floor two-bedroom apartment, a perfect opportunity for first-time buyers or investors to acquire a property with no upward chain. Ideally located just a short distance from all local amenities and Solihull town centre, this residence offers both convenience and comfort.

Upon entering, you are greeted by a spacious living/dining room, providing a versatile living space for relaxation and entertainment. The fitted kitchen boasts integrated appliances, offering modern convenience for daily living. Two well-proportioned double bedrooms provide comfortable accommodation, complemented by a family shower room for added convenience.

Situated within a development surrounded by well-maintained communal gardens, residents can enjoy a serene atmosphere and pleasant surroundings. A separate garage block also provides secure options for both parking and storage.

This property presents an attractive opportunity for those seeking a well-located residence with modern amenities. Don't miss the chance to make this apartment your own and experience all it has to offer.





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

- Two Bedroom Ground Floor Apartment
- Ideal For First-Time Buyers Or Investors
- NO UPWARD CHAIN
- Spacious Living / Dining Room
- Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Well Maintained Communal Gardens
- Single Garage In Separate Block
- Short Distance From All Local Amenities





ENTRANCE HALLWAY

KITCHEN

8' 1" x 7' 7" (2.47m x 2.31m)

LIVING / DINING ROOM

16' 4" x 11' 6" (4.98m x 3.50m)

BALCONY

PRINCIPAL BEDROOM

11' 6" x 10' 6" (3.51m x 3.19m)

BEDROOM TWO

10' 11" x 8' 7" (3.32m x 2.62m)

SHOWER ROOM

6' 8" x 5' 4" (2.03m x 1.63m)

TOTAL SQUARE FOOTAGE

58.0 sq.m (624 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

TBC.

ADDITIONAL INFORMATION

Services - water (with meter), sewers and electricity.
Service charge - £2,600 pa. Ground rent - peppercorn.

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.

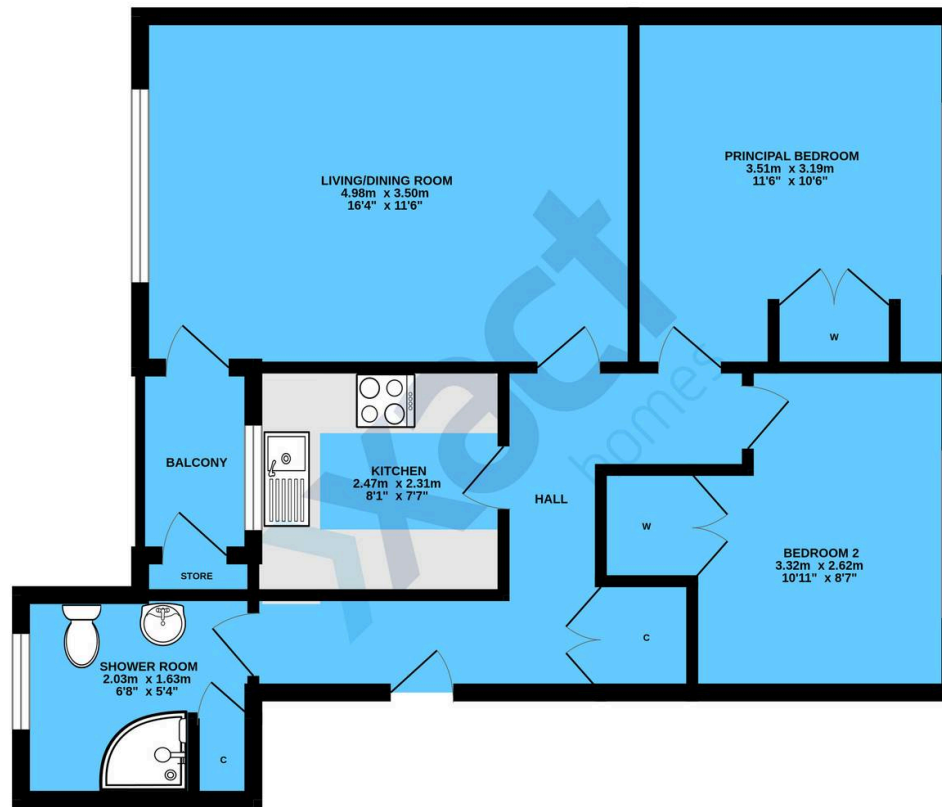
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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: 58.0 sq.m. (624 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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