



St. Bernards Road, Solihull

Guide Price £210,000





PROPERTY OVERVIEW

Introducing this immaculately presented two-bedroom first floor apartment, ideally situated in a sought-after location just moments away from an array of local amenities. Boasting a convenient proximity to Olton Train Station, this property offers ease of access for commuters and residents alike. Upon entering, the apartment is flooded with natural light that illuminates the spacious living/dining area, providing a welcoming ambience. The property further comprises a well-equipped fitted kitchen complete with integrated appliances and ample storage space. Two generously sized double bedrooms offer versatility for furniture arrangement, alongside a family bathroom and separate toilet for added convenience. Externally, residents benefit from a communal car park as well as well-maintained communal gardens, providing a serene outdoor retreat. Additionally, the property includes a garage en bloc, offering secure parking and extra storage space. Combining a prime location with contemporary interiors and desirable amenities, this property presents an exceptional opportunity for comfortable living within a vibrant community setting.



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
- Set In A Prime Location
- Walking Distance To Train Station
- Abundance Of Natural Light Throughout
- Spacious Living / Dining Area
- Fitted Kitchen
- Two Double Bedrooms
- Residents Car Park & Garage En Bloc



ENTRANCE HALL

LIVING/DINING AREA

18' 2" x 12' 6" (5.54m x 3.81m)

KITCHEN

11' 11" x 8' 3" (3.63m x 2.51m)

**BEDROOM ONE**

12' 6" x 11' 7" (3.81m x 3.53m)

BEDROOM TWO

11' 11" x 9' 11" (3.63m x 3.02m)

BATHROOM

8' 9" x 4' 5" (2.67m x 1.35m)

SEPARATE WC

5' 3" x 2' 8" (1.60m x 0.81m)

TOTAL SQUARE FOOTAGE

61.0 sq.m (657 sq.ft) approx.

OUTSIDE THE PROPERTY**COMMUNAL GARDENS****COMMUNAL CAR PARKING****GARAGE****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, tumble dryer, some carpets and blinds and all light fittings.

ADDITIONAL INFORMATION

Services - mains electricity and sewers. Broadband - cable. Service charge - £2,600 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.

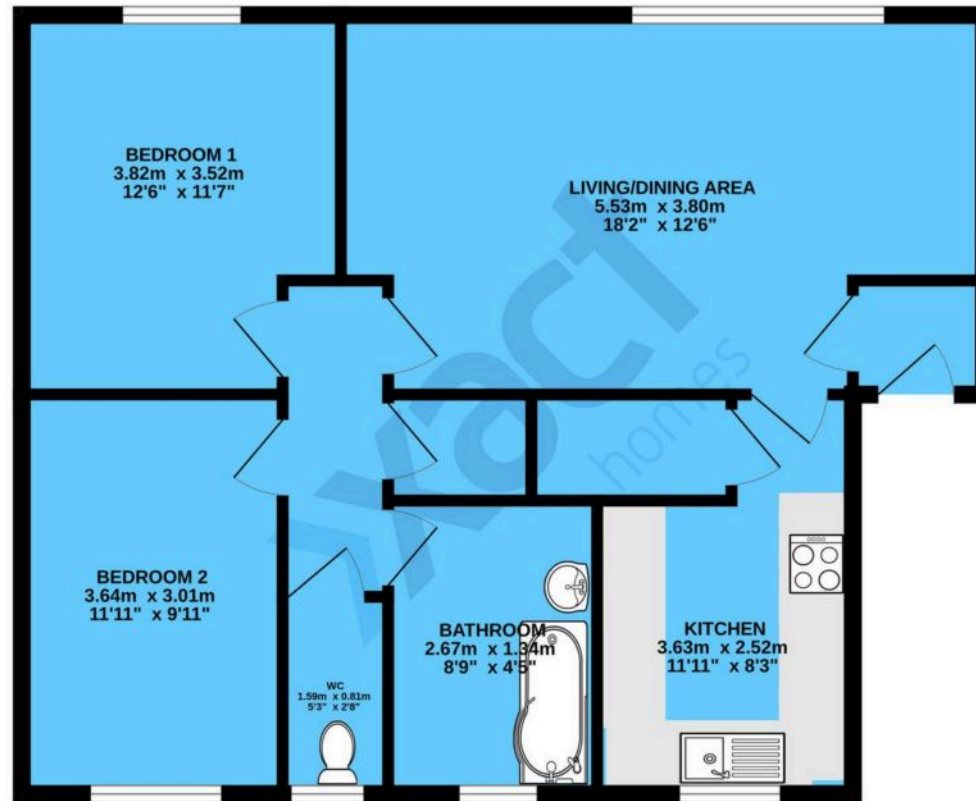
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



FIRST FLOOR



TOTAL FLOOR AREA : 61.0 sq.m. (657 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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