



Hermitage Road, Solihull

Guide Price £180,000





PROPERTY OVERVIEW

Nestled in a prime location just a short distance from the bustling Town Centre, this immaculately presented one-bedroom second floor apartment is a rare gem ideal for first-time buyers or savvy investors. Upon entering the property, residents are greeted by a spacious entrance hallway boasting ample storage space, setting a tone of practicality and functionality. The apartment benefits from lift access to all floors, offering convenience and accessibility for all residents. The heart of the home lies in the open-plan kitchen / diner / living room, flooded with an abundance of natural light cascading through the well-appointed windows. The kitchen area features a sleek, fitted design with fully integrated appliances, providing the perfect space for culinary enthusiasts to craft their masterpieces while entertaining guests. The large double bedroom offers a tranquil retreat, complete with generous proportions and a serene ambience conducive to relaxation after a long day. The modern bathroom boasts contemporary fixtures and fittings, enhancing the overall aesthetic appeal of the space with a touch of sophistication.





Residents of this esteemed property will appreciate the communal gardens that envelop the surroundings, offering a serene outdoor space to relax and unwind amidst lush greenery. Additionally, the residents' car park provides the convenience of an allocated parking space, ensuring hassle-free parking for both residents and guests.

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



- One Bedroom Second Floor Apartment
- Ideal For First-Time Buyers Or Investors
- Short Distance From Solihull Town Centre
- Immaculately Presented Throughout
- Open Plan Kitchen / Diner / Living Room
- Spacious Double Bedroom
- Modern Bathroom
- Allocated Parking & Communal Gardens
- Lift Access To All Floors



ENTRANCE HALLWAY

DINER/LIVING ROOM AREA
18' 1" x 10' 10" (5.51m x 3.30m)

KITCHEN AREA
9' 7" x 6' 11" (2.92m x 2.11m)

BEDROOM
15' 6" x 12' 10" (4.72m x 3.91m)

BATHROOM
7' 3" x 5' 11" (2.21m x 1.80m)

TOTAL SQUARE FOOTAGE
68.0 sq.m (732 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

ONE ALLOCATED PARKING SPACE



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, washer/dryer, storage room on ground floor, some carpets in bedroom, some blinds in bedroom/living room, all light fittings and CCTV (downstairs).

ADDITIONAL INFORMATION

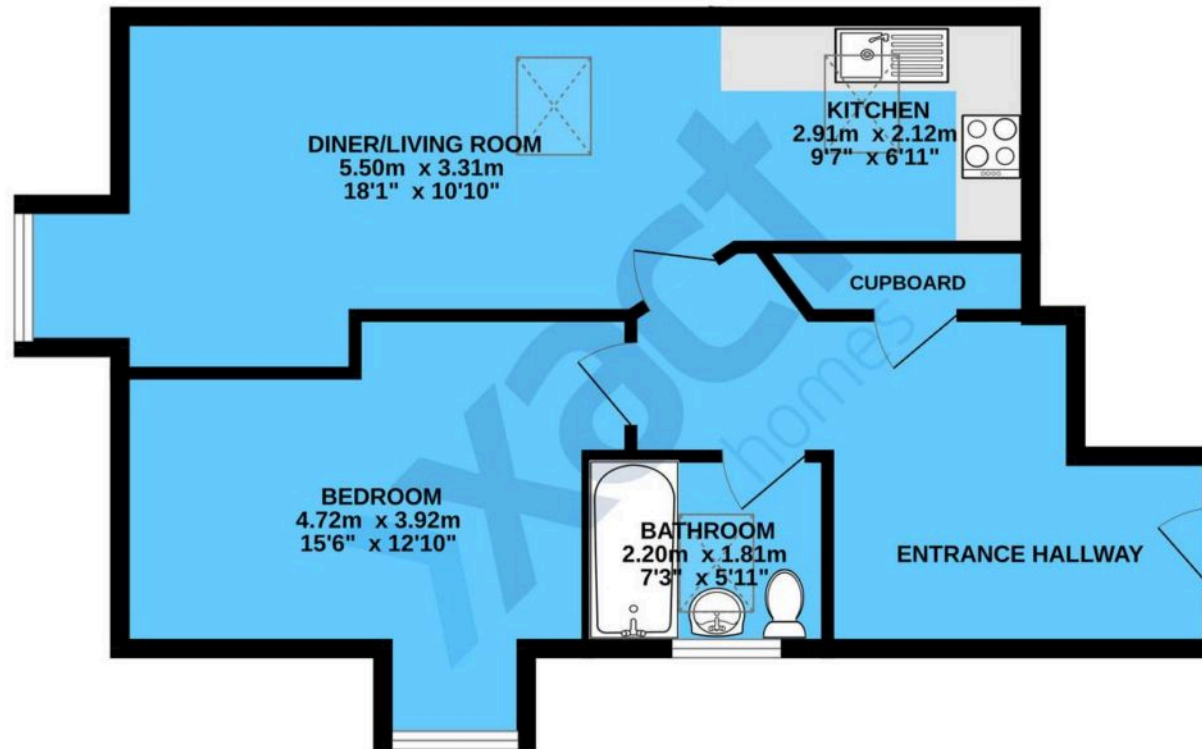
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Service charge - £1,089.95 pa. Ground rent - £383.81 pa.

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.



SECOND FLOOR



TOTAL FLOOR AREA : 68.0 sq.m. (732 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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