



## Princes Way, Solihull

Guide Price £260,000





## PROPERTY OVERVIEW

Nestled in the heart of Solihull, this delightful two-bedroom first-floor apartment (with over 145 years left on the lease) offers a perfect blend of convenience, comfort, and modern living. With no upward chain to contend with, this property presents an ideal opportunity for those seeking a hassle-free transition to their new home. Upon entering the apartment, a large entrance hallway provides a welcoming introduction to the residence and smoothly connects the various living spaces within. The spacious open plan living/dining room is bathed in natural light, creating an inviting atmosphere for relaxation and entertainment. A feature gas fireplace adds a touch of elegance and warmth to the room, while the adjacent fitted breakfast kitchen offers a space for culinary endeavours. The apartment comprises two generously proportioned double bedrooms, with the principal bedroom boasting fitted wardrobes, an en-suite bathroom, and a balcony accessed through sliding doors – a perfect spot for morning coffees or evening unwinding. The additional bedroom provides ample space for guests, family members, or an ideal home office setup. A well-appointed family bathroom completes the accommodation, ensuring convenience and comfort for all occupants.





Residents of this property will also benefit from well-maintained communal gardens, offering a tranquil escape from the hustle and bustle of daily life. With residents parking available and a garage located in a separate block, practicality and convenience are key features of this apartment. Ideally situated within walking distance to shops, public transport links, and a plethora of restaurants, this apartment is perfectly positioned for those seeking a vibrant lifestyle with amenities at their fingertips. Whether you're a discerning first-time buyer, an astute investor, or someone looking to downsize without compromising on quality, this property offers a versatile living space that caters to a range of lifestyle needs.

#### 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: E

Tenure: Leasehold





- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- In The Heart Of Solihull
- Walking Distance To All Local Amenities
- Spacious Open Plan Living / Dining Room
- Fitted Breakfast Kitchen
- Two Spacious Double Bedrooms
- Family Bathroom & En-Suite
- Residents Parking & Garage En Bloc

#### **ENTRANCE HALLWAY**

#### **LIVING/DINING ROOM**

21' 7" x 13' 0" (6.58m x 3.96m)

#### **BREAKFAST KITCHEN**

13' 5" x 8' 2" (4.09m x 2.49m)

#### **PRINCIPAL BEDROOM**

15' 1" x 13' 8" (4.60m x 4.17m)

#### **ENSUITE**

7' 0" x 5' 4" (2.13m x 1.63m)

#### **BALCONY**

#### **BEDROOM TWO**

10' 6" x 10' 1" (3.20m x 3.07m)

#### **BATHROOM**

10' 1" x 6' 5" (3.07m x 1.96m)

#### **TOTAL SQUARE FOOTAGE**

86.1 sq.m (927 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **WELL MAINTAINED COMMUNAL GARDENS**

#### **TWO PARKING SPACES**

#### **GARAGE**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, all carpets and light fittings, some curtains and fitted wardrobes in one bedroom.

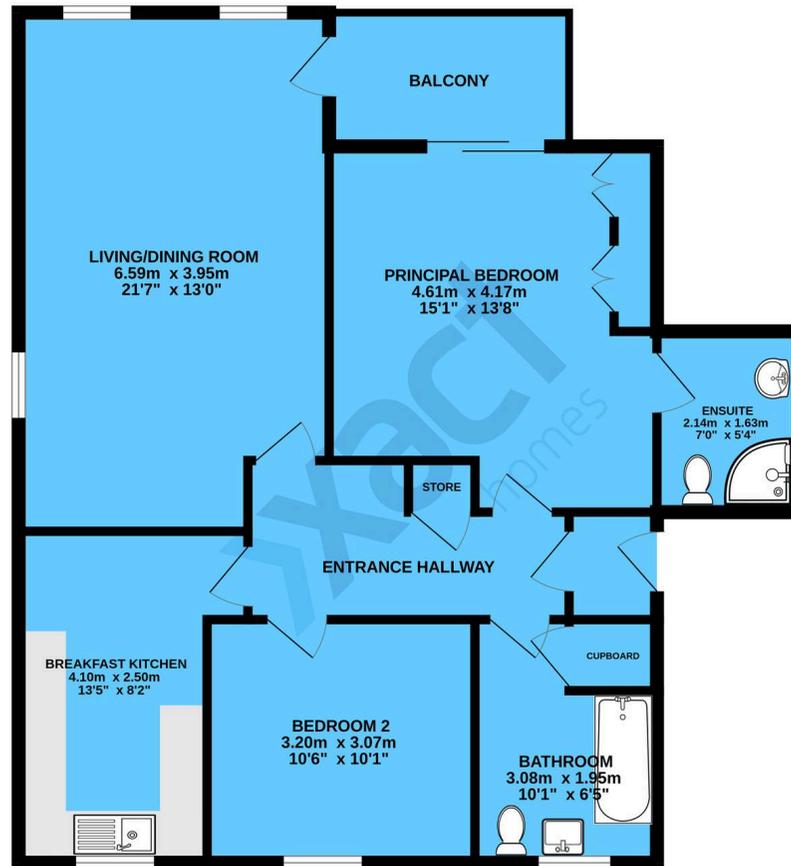
#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £2,372 pa. Ground rent - £175 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.

FIRST FLOOR



TOTAL FLOOR AREA : 86.1 sq.m. (927 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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