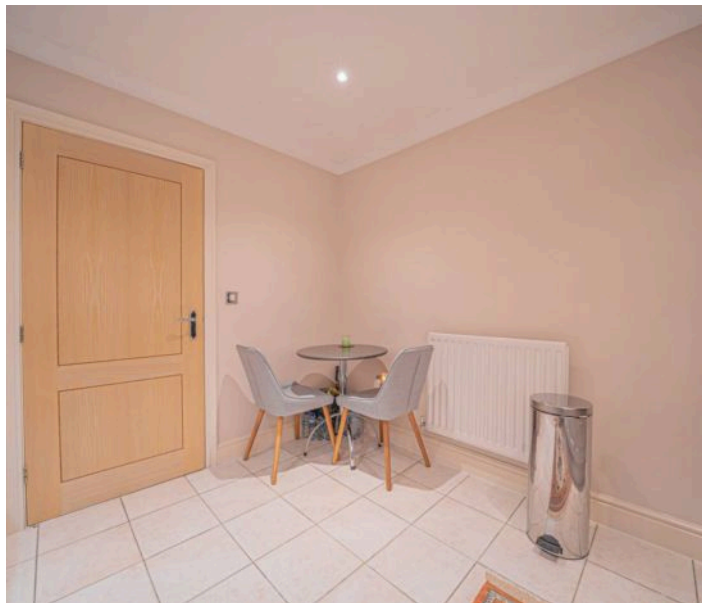




Warwick Road, Solihull

Guide Price £385,000





PROPERTY OVERVIEW

Nestled behind a secure gated entrance, this immaculately presented two-bedroom ground floor apartment offers a serene sanctuary in a sought-after location. As you step through the welcoming entrance hallway, you are greeted by a sense of space and natural light that flows effortlessly throughout the residence. The heart of the home is the expansive open-plan living/dining room, adorned with a feature fireplace, creating a cozy ambience for relaxation and entertaining. French doors lead to a small patio area, inviting the outdoors in. The property boasts an expertly-designed and spacious breakfast kitchen, complimented by high-end appliances, custom cabinetry and matching granite worktops. Two generously sized bedrooms offer comfortable retreats, with the principal bedroom featuring ample fitted wardrobes and a sleek en-suite for added convenience. The second bedroom provides flexibility, serving equally well as a home office or guest room. Completing the accommodation is a family bathroom exuding a sense of luxury and practicality. The family bathroom has dual-system shower setup, with the standard shower supplied by a programmable hot water/ heating system. Outside, there is a secure allocated parking space and ample visitor parking with grounds lighting beyond electric gates that ensure ease of access and peace of mind for residents and visitors. This apartment also features a video security system.



Further enhancing the appeal of this residence are the well-maintained communal gardens and areas, offering a peaceful setting for leisurely strolls or outdoor gatherings. With its impeccable presentation, abundance of natural light, and convenient location at the heart of the vibrant neighborhood, this property presents a rare opportunity for those seeking a sophisticated urban lifestyle. In conclusion, this ground floor apartment is a testament to timeless elegance and modern convenience, offering a harmonious blend of style and comfort in a secure and convenient setting. Experience the epitome of luxury living in this meticulously maintained residence, where every detail has been thoughtfully designed for the discerning homeowner.

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: D

Tenure: Leasehold





- Two Bedroom Ground Floor Apartment
- Behind A Secure Gated Entrance
- Open Plan Living/Dining Room
- French Doors Leading To A Small Patio Area
- Spacious Breakfast Kitchen
- Two Generous Sized Bedrooms
- Family Bathroom
- Secure Allocated Parking
- Well Maintained Communal Gardens

ENTRANCE HALLWAY

LIVING/DINING ROOM

25' 6" x 20' 5" (7.77m x 6.22m)

BREAKFAST KITCHEN

11' 8" x 9' 10" (3.56m x 3.00m)

PRINCIPAL BEDROOM

20' 1" x 14' 6" (6.12m x 4.42m)

ENSUITE

9' 10" x 8' 5" (3.00m x 2.57m)

BEDROOM TWO

11' 8" x 11' 8" (3.56m x 3.56m)

BATHROOM

9' 10" x 9' 8" (3.00m x 2.95m)

TOTAL SQUARE FOOTAGE

97.4 sq.m (1048 sq.ft) approx.

OUTSIDE THE PROPERTY

SMALL PATIO AREA

SECURE ALLOCATED PARKING

COMMUNAL GARDEN



ITEMS INCLUDED IN THE SALE

Integrated double oven, integrated hob, extractor, integrated microwave, fridge/freezer, dishwasher, washer/dryer, all carpets, curtains and light fittings, apartment alarm system, bespoke furniture (optional) and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services – water on a meter, mains electricity and sewers. Broadband – FTTP (fibre to the premises). Service charge – £75 pa. Ground rent – £2,903.02 pa. Secure gated – coded and remote entry for car gate and coded entry for pedestrian gate and main door to the building block.

INFORMATION FOR POTENTIAL BUYERS

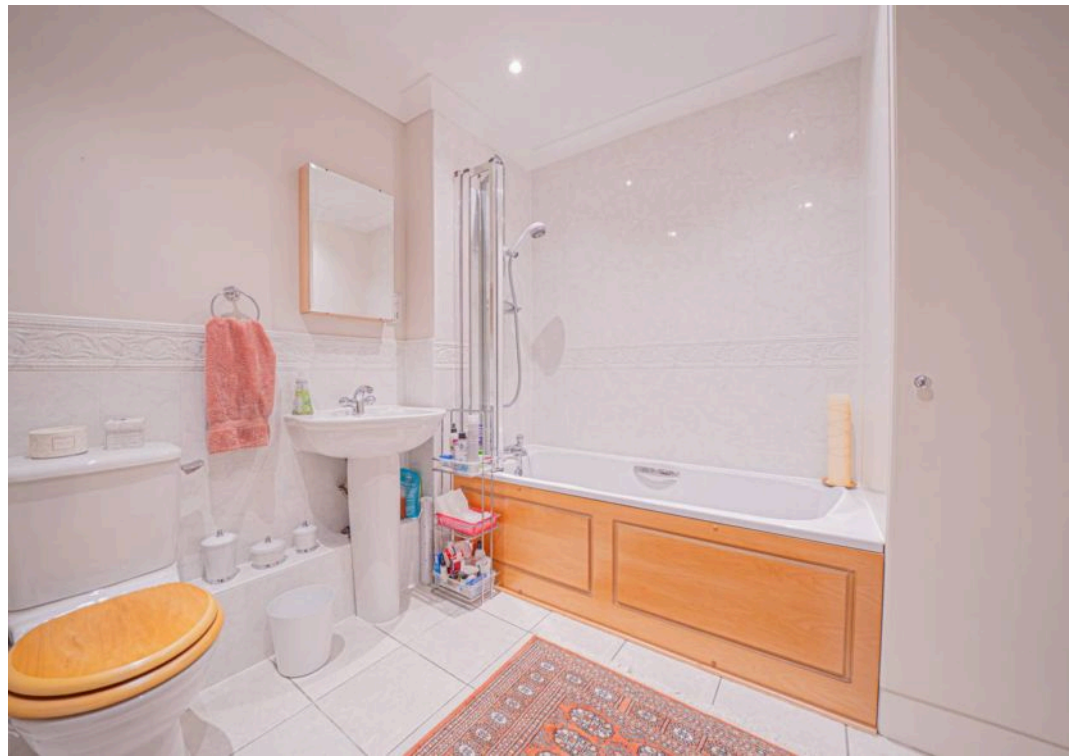
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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

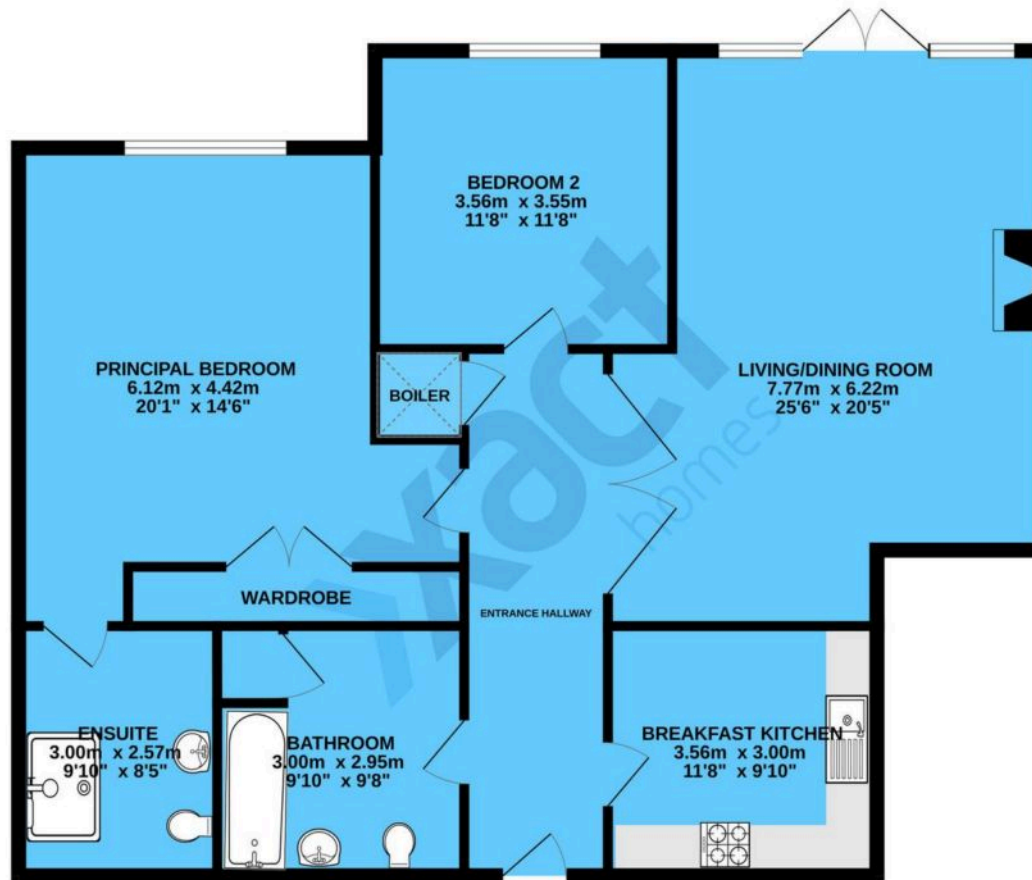
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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: 97.4 sq.m. (1048 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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