



Kingslea Road, Solihull

Guide Price £180,000





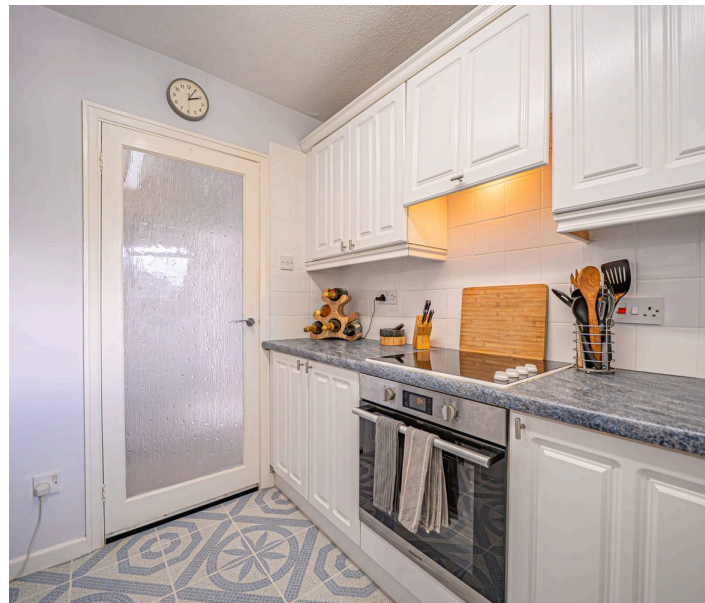


## PROPERTY OVERVIEW

Nestled in the desirable area of Solihull, this well-presented two-bedroom apartment is an ideal choice for first-time buyers or investors alike. Situated just a short distance away from Solihull town centre, this property offers convenience without compromising on tranquillity.

Set within meticulously maintained communal gardens, this apartment boasts a spacious living/dining room flooded with natural light, leading out to a private balcony—a perfect spot to unwind after a long day. The property also features a fitted kitchen with ample storage and work surfaces, two generously sized bedrooms, and a family bathroom.

Additionally, residents can enjoy the convenience of private parking and a garage in a detached block, making this apartment a truly delightful find in a prime location. Don't miss the opportunity to make this your new home or investment property.







## 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

- Spacious Two Bedroom Apartment
- Ideal For First-Time Buyers Or Investors
- Short Distance From Solihull Town Centre
- Abundance Of Natural Light Throughout
- Large Living / Dining Room
- Private Balcony
- Two Generously Sized Bedrooms
- Family Bathroom
- Residents Parking & Garage In Separate Block







## **ENTRANCE HALLWAY**

### **KITCHEN**

8' 6" x 7' 7" (2.60m x 2.30m)

### **LIVING / DINING ROOM**

16' 1" x 11' 6" (4.90m x 3.50m)

### **PRINCIPAL BEDROOM**

11' 2" x 10' 2" (3.40m x 3.10m)

### **BEDROOM TWO**

10' 6" x 8' 10" (3.20m x 2.70m)

### **BATHROOM**

7' 10" x 6' 3" (2.40m x 1.90m)

### **TOTAL SQUARE FOOTAGE**

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

## **OUTSIDE THE PROPERTY**

### **GARAGE**

### **PRIVATE PARKING**

### **BALCONY**





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

Integrated oven, integrated hob, kitchen extractor, all carpets, some light fittings and wardrobes in both bedrooms.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTC (fibre to the cabinet). Service charge - £2,600.00 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.

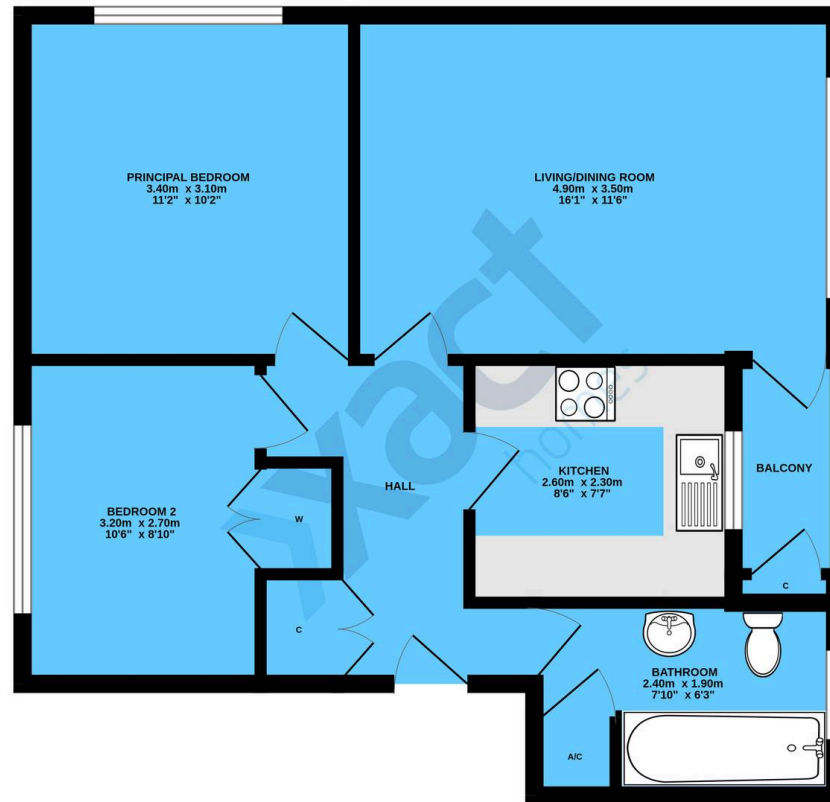
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



## APARTMENT



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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# Xact Homes

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