



45% Shared Ownership, Warwick Road, Solihull

Guide Price £74,250





PROPERTY OVERVIEW
45% SHARED OWNERSHIP

An ideal opportunity to purchase this impressive spacious ground floor apartment which has been immaculately maintained throughout, benefits from gas central heating, UPVC double glazing, well located for local shops, schools and public transport and is within easy walking distance of Olton railway station. The accommodation briefly comprises :- enclosed entrance hall, large open plan lounge/kitchen/diner, inner hall, two bedrooms, ensuite, bathroom, allocated parking and communal gardens.

- No Upward Chain
- Two Bedroom Ground Floor Apartment
- Ideal For A First Time Purchaser
- Immaculately Maintained
- Open Plan Lounge/Kitchen/Diner
- Two Bedrooms
- Bathroom & Ensuite
- One Allocated Parking Space
- Communal Gardens





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

ENTRANCE HALL

LOUNGE/KITCHEN/DINER

23' 10" x 21' 9" (7.26m x 6.63m)

INNER HALL

BEDROOM ONE

12' 1" x 11' 1" (3.68m x 3.38m)

ENSUITE

7' 11" x 4' 9" (2.41m x 1.45m)

BEDROOM TWO

11' 3" x 10' 3" (3.43m x 3.12m)

BATHROOM

8' 0" x 5' 7" (2.44m x 1.70m)

TOTAL SQUARE FOOTAGE

74.0 sq.m (797 sq.ft) approx.





OUTSIDE THE PROPERTY

ONE ALLOCATED PARKING SPACE

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, washer/dryer, all blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Service charge - £4,799.64 pa. Ground rent - included in the service charge.

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.

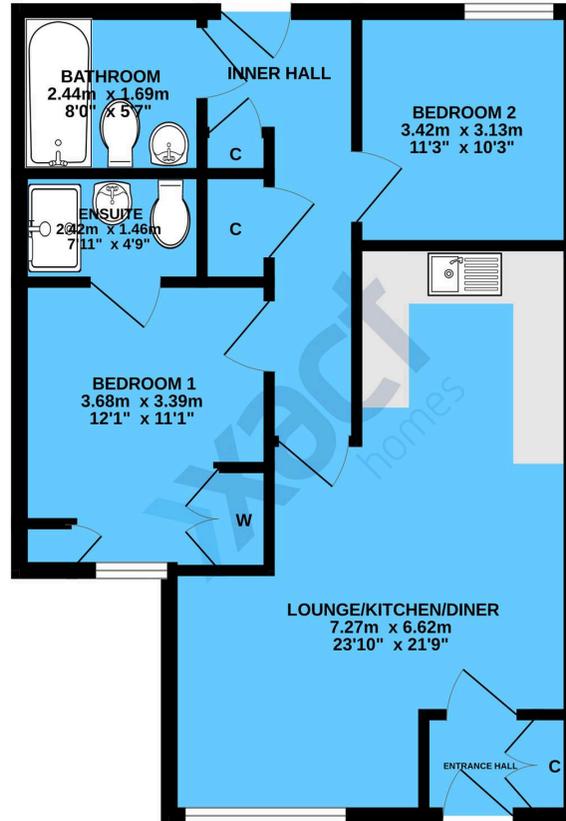
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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: 74.0 sq.m. (797 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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