



Streetsbrook Road, Solihull

Guide Price **£205,000**





PROPERTY OVERVIEW

Presenting an immaculately presented one bedroom apartment, this property boasts a desirable location with NO UPWARD CHAIN, making it an ideal choice for both first-time buyers and investors. Situated in a prime area, residents will enjoy easy access to all local amenities and Solihull Train Station. Upon entrance, one is greeted by a spacious hallway leading to a large open plan kitchen/diner and living room. This inviting space features a Juliet balcony and fully integrated appliances, creating a welcoming environment for relaxation and entertainment. The property also includes a generously sized double bedroom, perfect for rest and rejuvenation, along with a modern family bathroom. Throughout the apartment, an abundance of natural light flows effortlessly, enhancing the contemporary design and creating a bright and airy atmosphere. To complete this impressive offering, the property includes allocated parking behind secure electric gates, providing convenience and peace of mind for residents.



- One Bedroom Luxury Apartment
- Ideal For First-Time Buyers Or Investors
- NO UPWARD CHAIN
- Walking Distance To Solihull Train Station
- Open Plan Kitchen / Dining & Living Room
- Spacious Double Bedroom
- Family Bathroom
- Secure Allocated Parking



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

HALLWAY

7' 2" x 6' 10" (2.18m x 2.08m)

KITCHEN/DINER AREA

18' 2" x 8' 3" (5.54m x 2.51m)

LIVING ROOM AREA

11' 3" x 10' 0" (3.43m x 3.05m)

BEDROOM

13' 0" x 11' 0" (3.96m x 3.35m)

BATHROOM

TOTAL SQUARE FOOTAGE

45.2 sq.m (486 sq.ft) approx.

OUTSIDE THE PROPERTY

Free access to gym room and lounge (within the building). Lifts available. Secured entrance with CCTV and fob access.





ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer, combi boiler, some carpets, all light fittings, CCTV (within the building) and fitted wardrobes in one bedroom.

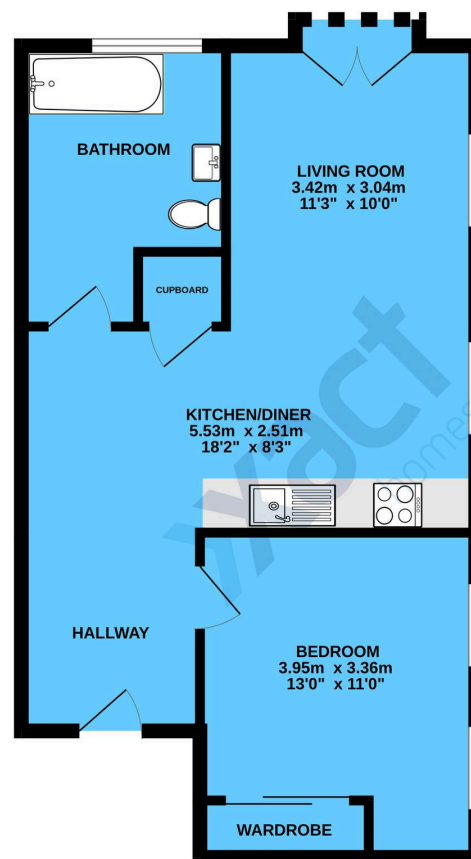
ADDITIONAL INFORMATION

Services - water on a meter. Broadband - FTTP (fibre to the premises). Service charge - £1,331.32 pa. Ground rent - £225 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.

THIRD FLOOR



TOTAL FLOOR AREA: 45.2 sq.m. (486 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.
Made with Metropix 12/2015

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

