



Caldwell Grove, Solihull

Guide Price £150,000





PROPERTY OVERVIEW

Presenting a splendid opportunity for first-time buyers or investors, this inviting one-bedroom ground floor apartment is offered with NO UPWARD CHAIN. Boasting a spacious living / dining room, the property exudes a welcoming ambience for relaxation and entertaining. The well-equipped fitted kitchen provides a practical space for culinary pursuits. The generously sized bedroom ensures comfort and tranquillity, while the bathroom complements the layout.

Situated within a development featuring well-maintained communal gardens, residents can enjoy a serene environment. Additionally, a garage located in a separate block offers convenient secure parking or storage facilities. Benefiting from a desirable location and presenting a versatile living space, this property presents a unique opportunity for those seeking a comfortable home or a lucrative investment. Don't miss out on the chance to make this delightful apartment your own. Viewing is highly recommended.

- One Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Spacious Living / Dining Room
- Fitted Kitchen
- Family Bathroom
- Well Maintained Communal Gardens
- Single Garage



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

HALLWAY

LIVING/DINING ROOM

15' 8" x 11' 6" (4.78m x 3.51m)

KITCHEN

7' 5" x 7' 4" (2.26m x 2.24m)

BEDROOM ONE

12' 1" x 10' 9" (3.68m x 3.28m)

BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m)

TOTAL SQUARE FOOTAGE

44.1 sq.m (475 sq.ft) approx.

OUTSIDE THE PROPERTY

WELL MAINTAINED COMMUNAL GARDENS

GARAGE IN SEPARATE BLOCK



**ITEMS INCLUDED IN THE SALE**

Stoves free standing cooker, Logik fridge/freezer, Indesit washing machine and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services - mains electricity and sewers. Service charge - £487 pa. Ground rent - £50 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.

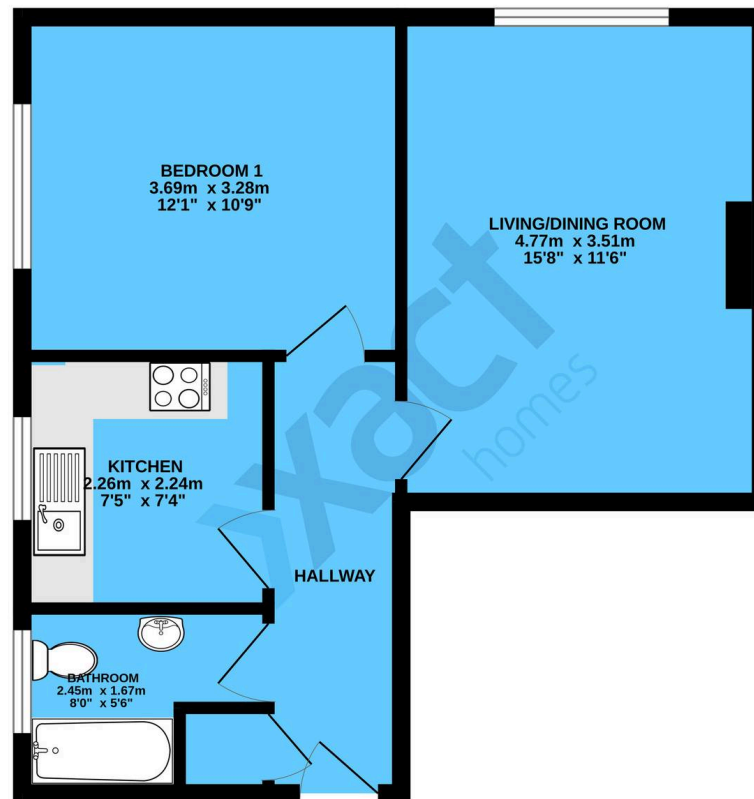
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

GROUND FLOOR



TOTAL FLOOR AREA: 44.1 sq.m. (475 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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