



Warwick Road, Solihull

Guide Price £150,000





PROPERTY OVERVIEW

Presenting a wonderful opportunity to reside in a charming two-bedroom ground floor retirement apartment situated in a sought-after location, this property offers a comfortable and secure living environment for those seeking convenience and accessibility. Boasting a desirable NO UPWARD CHAIN status, this home is ideally positioned within walking distance to a plethora of shops and the bustling town centre, ensuring all daily amenities are within easy reach. The property benefits from excellent transport links, making commuting a breeze.

Internally, the accommodation comprises a spacious living/dining room, a well-appointed fitted kitchen, and two bedrooms serviced by a family bathroom. Ample storage solutions are seamlessly integrated throughout, providing practicality and functionality to the living space. Residents can appreciate the tranquil setting of the meticulously maintained communal gardens, along with parking spaces for added convenience. Embrace a relaxed and independent lifestyle within this inviting retirement residence.





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

- Charming Two Bedroom Ground Floor Retirement Apartment
- Offered With NO UPWARD CHAIN
- Prime Location Within Walking Distance Of Shops, Town Centre and Transport Links
- Spacious Living / Dining Room And Well-Equipped Fitted Kitchen
- Ample Integrated Storage And A Modern Family Bathroom
- Beautiful Communal Gardens And Parking

HALL

LIVING/DINING ROOM

17' 11" x 10' 7" (5.46m x 3.23m)

KITCHEN

11' 8" x 5' 11" (3.56m x 1.80m)

BEDROOM ONE

11' 8" x 9' 9" (3.56m x 2.97m)

BEDROOM TWO

11' 8" x 6' 0" (3.56m x 1.83m)



BATHROOM

5' 11" x 5' 11" (1.80m x 1.80m)

TOTAL SQUARE FOOTAGE

55.4 sq.m (596 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washing machine, all carpets, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

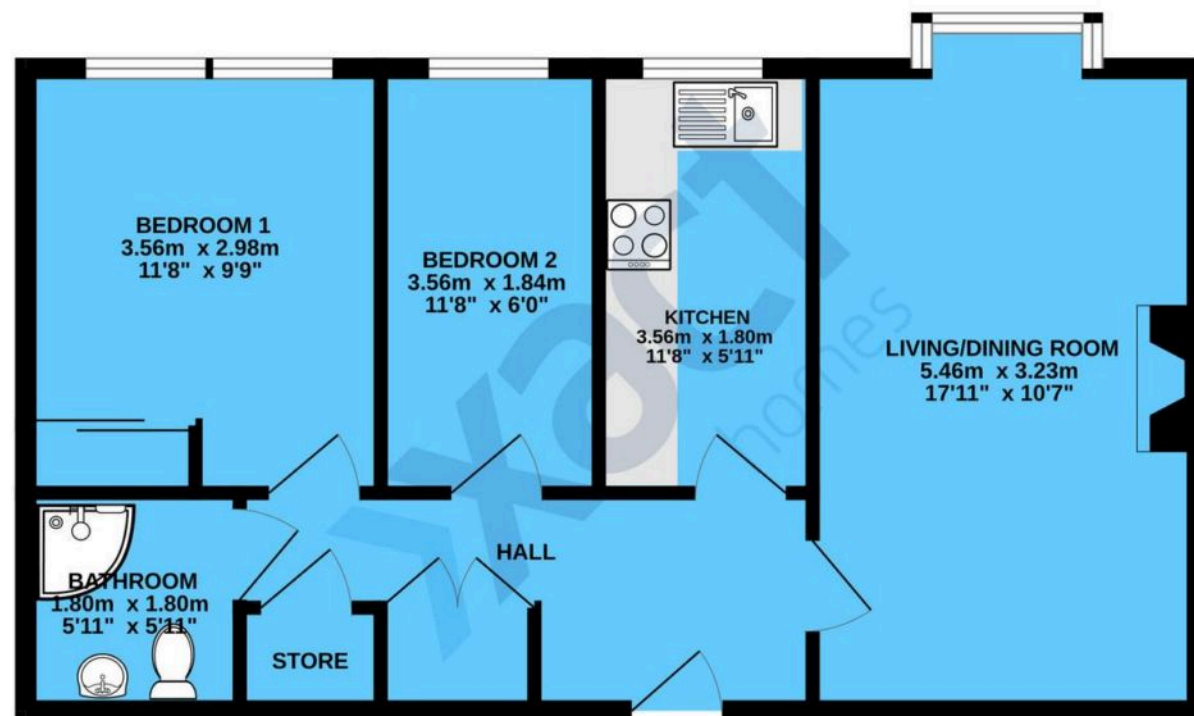
Services – mains gas, electricity and sewers. Service charge – £3,443 pa. Ground rent – included in the service charge.

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 : 55.4 sq.m. (596 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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