



Warwick Road, Solihull

Guide Price £375,000





PROPERTY OVERVIEW

Presenting a rare opportunity to acquire a two-bedroom retirement apartment for the over 55s ideally situated in the thriving heart of Solihull, offering convenient access to the town centre and public transport links.

Boasting a secure entrance with intercom for added peace of mind, this residence features a spacious entrance hallway with plentiful storage options upon arrival. The inviting interior comprises a large open plan living and dining room, accentuated by a private balcony, creating a perfect space for relaxation and entertaining. Completing the living quarters is a modern fitted kitchen, equipped with integrated appliances.

The accommodation further comprises two bedrooms, with the principal bedroom benefitting from ensuite facilities and a walk-in wardrobe. A family bathroom serves the additional bedroom.

The property benefits from a lift, granting access to all floors, and offers secure residents' parking. Residents can also enjoy the communal gardens, providing a tranquil outdoor sanctuary.

With the added advantage of no upward chain, this retirement apartment presents a unique opportunity for those seeking comfortable, convenient living in a sought-after location.





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: F

Tenure: Leasehold



- Two Bedroom Retirement Apartment For Over 55s
- NO UPWARD CHAIN
- Set In The Heart Of Solihull
- Lift Access To All Floors & Secure Intercom System
- Residents' Lounge
- Open Plan Living / Dining Room With Private Balcony
- Principal Bedroom With Walk-In Wardrobe & En-Suite
- Communal Gardens & Gated Car Park



ENTRANCE HALLWAY

LIVING / DINING ROOM

25' 4" x 22' 9" (7.72m x 6.93m)

BALCONY

29' 6" x 4' 3" (9.00m x 1.29m)

KITCHEN

12' 5" x 6' 7" (3.79m x 2.00m)

UTILITY ROOM

6' 0" x 3' 4" (1.82m x 1.02m)

PRINCIPAL BEDROOM

17' 1" x 9' 9" (5.21m x 2.96m)

WALK-IN WARDROBE

ENSUITE

7' 10" x 7' 1" (2.40m x 2.17m)

BEDROOM TWO

13' 1" x 10' 6" (4.00m x 3.21m)

SHOWER ROOM

6' 5" x 5' 6" (1.95m x 1.67m)

TOTAL SQUARE FOOTAGE

101.1 sq.m (1088 sq.ft) approx.

OUTSIDE THE PROPERTY

SECURE RESIDENTS' PARKING

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services - TBC. Service charge - £4,032.96 pa. Ground rent - nil.

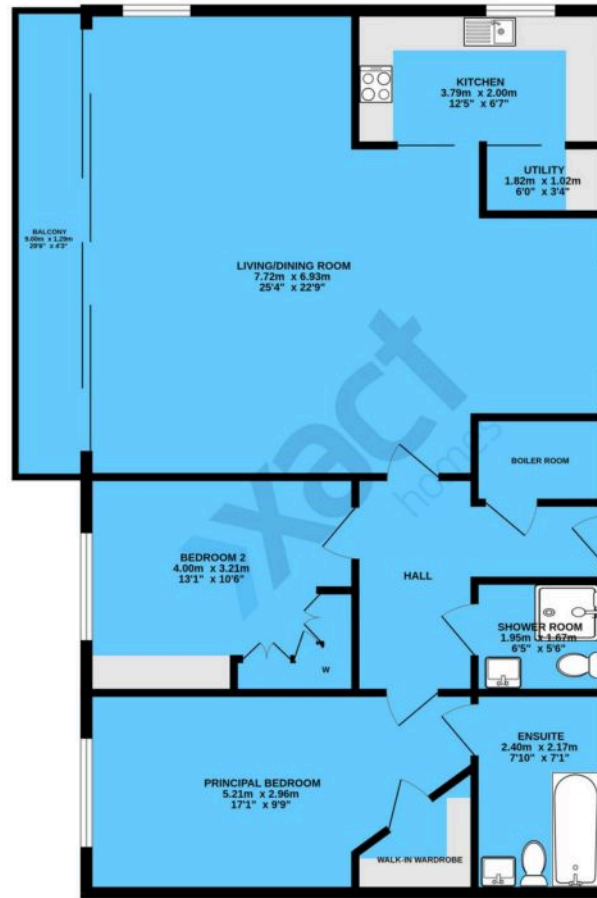
INFORMATION FOR POTENTIAL BUYERS

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.



1ST FLOOR



TOTAL FLOOR AREA: 101.1 sq.m. (1088 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 misstatement. 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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