



Caldwell Grove, Solihull

Guide Price £160,000





PROPERTY OVERVIEW

Introducing this appealing one bedroom first floor apartment boasting a convenient NO UPWARD CHAIN, making it an attractive prospect for first-time buyers or savvy investors. The property features a spacious living/dining room, a fitted kitchen offering modern convenience, a comfortable double bedroom for peaceful nights, and a family bathroom for your daily routines. With the added value of a single garage and secure parking, this property provides both comfort and practicality. Situated just a short distance from the vibrant town centre, this residence offers a desirable location for those seeking urban convenience.

The outdoor setting of this apartment offers a tranquil escape in the heart of the city. The property enjoys a landscaped communal garden that provides a peaceful retreat for relaxation or al fresco dining. Residents can embrace the beauty of the outdoors right at their doorstep, creating a serene oasis within this bustling urban environment. Perfect for those who appreciate a balance of indoor comfort and outdoor leisure, this property offers a harmonious living experience for those seeking both convenience and relaxation in one package.





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

- One Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Living / Dining Room
- Fitted Kitchen
- Well Maintained Communal Gardens
- Single Garage & Parking
- Short Distance To Town Centre





HALLWAY

LIVING/DINING ROOM

12' 8" x 10' 11" (3.86m x 3.33m)

KITCHEN

10' 7" x 7' 11" (3.23m x 2.41m)

BEDROOM

15' 11" x 10' 0" (4.85m x 3.05m)

BATHROOM

9' 4" x 6' 5" (2.84m x 1.96m)

TOTAL SQUARE FOOTAGE

53.0 sq.m (570 sq.ft) approx.

OUTSIDE THE PROPERTY

SINGLE GARAGE

COMMUNAL PARKING

COMMUNAL GARDENS

**ITEMS INCLUDED IN THE SALE**

Beko free-standing cooker, Hotpoint fridge/freezer, Zanussi washing machine, all carpets, all blinds and all light fittings.

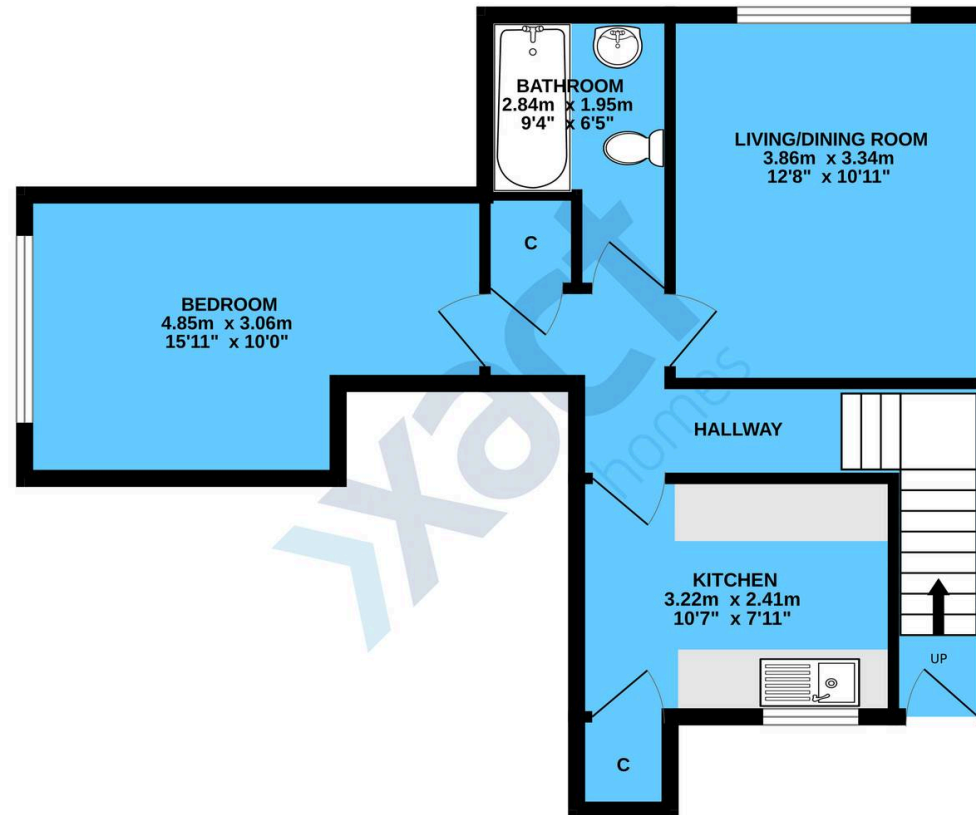
ADDITIONAL INFORMATION

Services - mains electricity and sewers. Service charge - £487.00 pa. Ground rent - £50.00 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.

FIRST FLOOR



TOTAL FLOOR AREA: 53.0 sq.m. (570 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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