



Warwick Road, Solihull

Guide Price £185,000





PROPERTY OVERVIEW

This delightful property presents a fantastic opportunity for a range of buyers, whether you are taking your first step onto the property ladder, looking to make a sound investment, or aiming to downsize to a comfortable and well-located residence. This ground floor apartment boasts two inviting bedrooms, ensuring ample space for relaxation. The absence of an upward chain simplifies the buying process, offering a smooth transition into your new abode. Situated in a highly sought-after location, merely a stroll away from a wealth of local amenities and the picturesque mere, convenience is truly at your doorstep. Embraced by meticulously maintained communal grounds, the apartment enjoys stunning views and an abundance of natural light, creating a tranquil and airy atmosphere.

An entrance hallway welcomes you with copious storage options, leading to a spacious dual-aspect open plan living and dining room, seamlessly connected to a well-equipped kitchen complete with integrated appliances. Two bedrooms, including a generously sized double with fitted wardrobes, provide comfortable living arrangements, complemented by a family bathroom for added convenience. Further practicality is offered by an additional storage cupboard located in a separate block and an allocated parking spot, while the property's enchanting communal gardens provide a serene outdoor escape.





Beyond the interior of this charming apartment, the external space catalyses a holistic living experience. With serene surroundings and well-manicured communal grounds offering an oasis of tranquillity, the property provides a calming sanctuary for residents to unwind and enjoy nature's beauty. Striking a harmonious balance between proximity to urban amenities and a sense of retreat, the residence positions itself as an idyllic haven for those seeking a fulfilling lifestyle. Whether it be to soak in the verdant beauty of the communal gardens or to revel in the ease of outdoor activities within your reach, this property's outside space offers a seamless amalgamation of comfort and natural splendour.

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





- Two Bedroom Ground Floor Apartment
- Ideal For First-Time Buyers, Investors Or Downsizers
- NO UPWARD CHAIN
- Surrounded By Well Maintained Communal Gardens
- Walking Distance To Local Amenities & Mere
- Ample Storage Space Throughout
- Dual Aspect Living / Dining Room
- Allocated Parking Space



ENTRANCE HALLWAY

LIVING / DINING ROOM

17' 5" x 12' 8" (5.31m x 3.87m)

KITCHEN

8' 9" x 6' 8" (2.66m x 2.02m)

PRINCIPAL BEDROOM

12' 8" x 9' 10" (3.87m x 2.99m)

BEDROOM TWO

9' 7" x 7' 7" (2.91m x 2.31m)

BATHROOM

7' 6" x 6' 7" (2.28m x 2.00m)

TOTAL SQUARE FOOTAGE

56.5 sq.m (608 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING SPACE

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, washing machine, all curtains, all light fittings, mirror in living / dining room, fitted wardrobes in one bedroom, dressing table in principal bedroom and bedside tables in principal bedroom.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Service charge – £1,968.00 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.

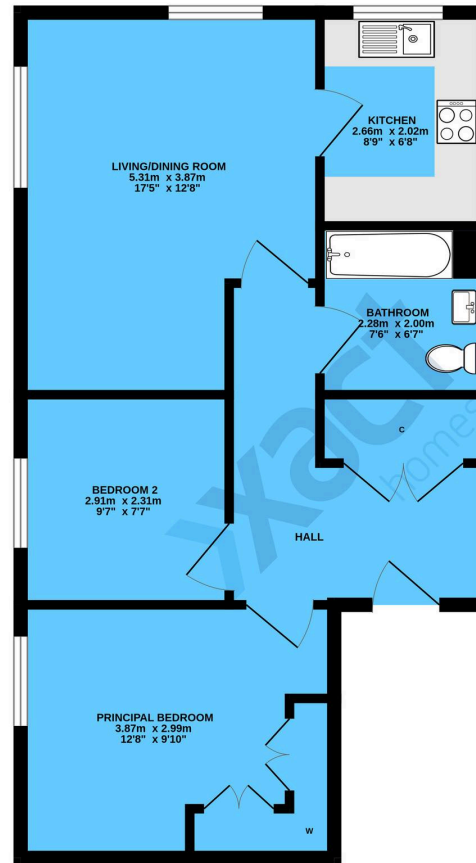
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

GROUND FLOOR



TOTAL FLOOR AREA: 56.5 sq.m. (608 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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Xact Homes

6 The Square, Solihull - B91 3RB

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

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