



Warwick Road, Solihull

Guide Price £165,000





PROPERTY OVERVIEW

Presenting this delightful two bedroom ground floor apartment exclusively for those over 58. This charming property boasts a convenient location with no upward chain attached. Set in a prime spot, it is just a stroll away from a variety of local amenities, ensuring a lifestyle of ease and comfort.

A distinguishing feature is its exclusive private entrance, complete with a welcoming porchway that leads you into the property. The spacious living and dining room invites abundant natural light, creating a warm and inviting ambience. Adding to the appeal, sliding doors open onto a serene patio seating area, embraced by impeccably manicured communal gardens. The well-equipped kitchen offers ample work surfaces and storage, providing a practical yet stylish space for culinary enthusiasts.

Two bedrooms, notably a generously sized double embellished with fitted wardrobes and a versatile second bedroom which is currently utilised as a separate dining room, offer flexibility and personalisation. Completing the accommodation is a large shower room and ample storage space thoughtfully integrated throughout the property, catering to practical living needs. Additionally, the property includes an allocated parking space for residents' convenience.





Enhancing the allure of this delightful apartment is the outdoor space it presents. The patio seating area, accessed through sliding doors from the living / dining room, provides an ideal spot for alfresco dining or simply soaking up the sunshine in a private and tranquil setting.

A rare find, this property strikes a harmonious balance between indoor comfort and outdoor serenity, ensuring a lifestyle that embraces both tranquillity and practicality.

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: D

Tenure: Leasehold

- Delightful Two Bedroom Ground Floor Apartment
- Over 58s Only
- NO UPWARD CHAIN
- Walking Distance To All Local Amenities & Town Centre
- Private Entrance & Patio Seating Area
- Open Plan Living / Dining Room
- Fitted Kitchen
- Allocated Parking Space





ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING / DINING ROOM

23' 10" x 15' 2" (7.26m x 4.63m)

KITCHEN

10' 1" x 6' 9" (3.07m x 2.06m)

PRINCIPAL BEDROOM

13' 0" x 8' 10" (3.96m x 2.68m)

BEDROOM TWO

13' 0" x 6' 9" (3.96m x 2.05m)

SHOWER ROOM

6' 8" x 6' 8" (2.04m x 2.03m)

TOTAL SQUARE FOOTAGE

68.0 sq.m (732 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Free-standing cooker, microwave, fridge, washing machine, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in one bedroom.

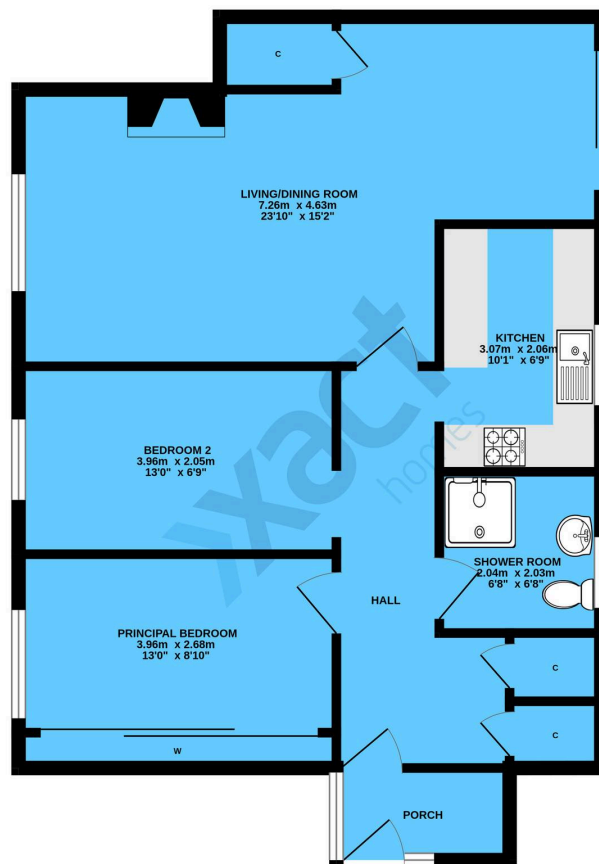
ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Service charge - £3,400 pa. Ground rent - TBC.

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 : 68.0 sq.m. (732 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

