



Kingslea Road, Solihull

Guide Price £180,000







## PROPERTY OVERVIEW

Introducing this charming two-bedroom ground floor apartment, a perfect fit for first-time buyers, investors, or downsizers. Situated in a prime location just a short distance from the town centre, this property boasts excellent transport links. The highlight of the apartment is its spacious living and dining area, complemented by a private balcony for outdoor seating. The fitted kitchen adds a touch of convenience, catering to daily needs. Two generously sized bedrooms provide ample space for comfort, accompanied by a family bathroom. Offering ease of living, the property features residents' parking and a single garage in a detached block. Completing the package are the well-maintained communal gardens, enhancing the overall ambience of the residence. With the added benefit of no upward chain, seize the opportunity to make this apartment your new home.



- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Short Distance To Solihull Town Centre
- Spacious Living / Dining Area
- Two Generously Sized Bedrooms
- Family Bathroom
- Well Maintained Gardens
- Single Garage & Residents Parking





#### 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

#### HALLWAY

#### LIVING/DINING AREA

16' 3" x 11' 5" (4.95m x 3.48m)

#### BALCONY

#### KITCHEN

8' 5" x 7' 7" (2.57m x 2.31m)

#### BEDROOM ONE

11' 7" x 10' 2" (3.53m x 3.10m)

#### BEDROOM TWO

10' 9" x 8' 4" (3.28m x 2.54m)

#### BATHROOM

7' 11" x 6' 9" (2.41m x 2.06m)

#### TOTAL SQUARE FOOTAGE

58.0 sq.m (624 sq.ft) approx.







## **OUTSIDE THE PROPERTY**

### **RESIDENT PARKING**

### **DETACHED GARAGE**

### **COMMUNAL GARDENS**

### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, underfloor heating, all carpets, curtains and light fittings, some blinds and fitted wardrobes in two bedrooms.

### **ADDITIONAL INFORMATION**

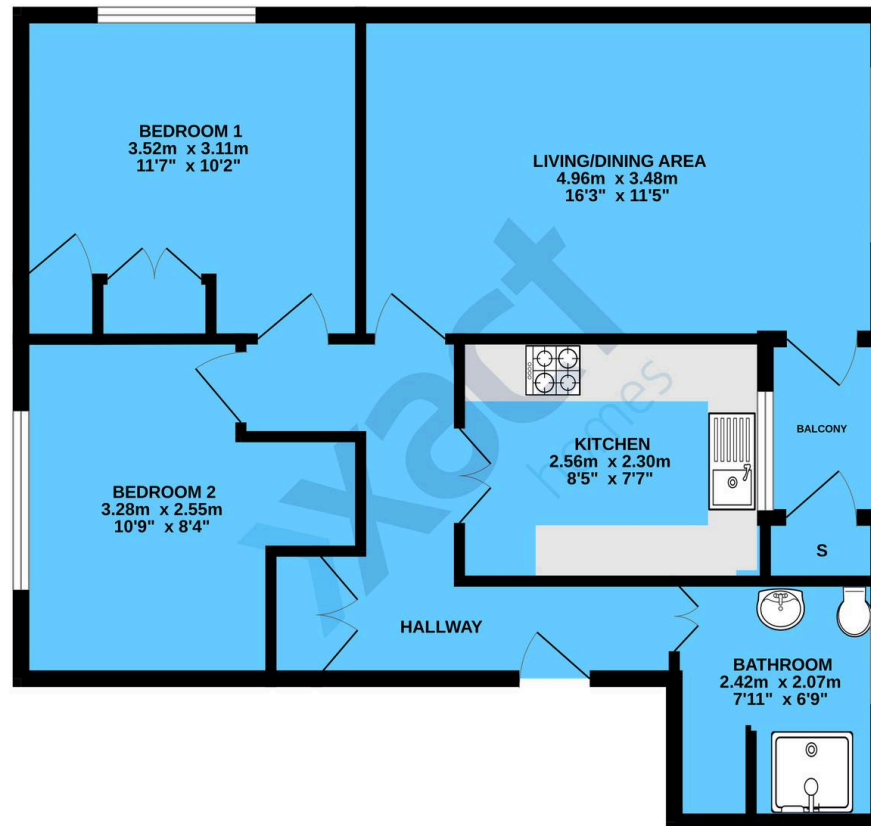
Services – water on a meter, mains electricity and sewers. Broadband – ADSL – fibre is available at the address, but not currently fitted. Services charge – £2,600 pa. Ground rent – £135 pa.

### **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.



## GROUND FLOOR



TOTAL FLOOR AREA : 58.0 sq.m. (624 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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