



30% Shared Ownership, Warwick Road

Guide Price £40,500





PROPERTY OVERVIEW

30% SHARED OWNERSHIP

This charming one-bedroom shared ownership apartment presents an excellent opportunity for first-time buyers with a 30% shared ownership and no upward chain. Situated in a highly sought-after location, the property is conveniently located just a short distance away from all local amenities.

Upon entering, you are welcomed by an entrance hallway leading to a spacious living/dining room with a lovely Juliet balcony. Adjoining the living area is a fitted kitchen, perfect for preparing meals. The bedroom boasts built-in storage, while the generously sized bathroom offers comfort and convenience.

Outside, residents can appreciate the well-maintained communal grounds and benefit from an allocated parking space.



The exterior space of this property further enhances its appeal, with beautifully landscaped communal grounds ideal for relaxation, outdoor leisure activities, or enjoying al fresco dining. The allocated parking space adds to the convenience of this property, providing ease of access for residents and guests alike.

This property offers a harmonious blend of comfort, functionality, and desirability for those looking to step onto the property ladder in a vibrant and convenient 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: A

Tenure: Leasehold

- 30% SHARED OWNERSHIP
- One Bedroom First Floor Apartment
- Added Benefit Of No Upward Chain
- Great Location Close To Local Amenities
- Spacious Living / Dining Room With Juliet Balcony
- Fitted Kitchen With Integrated Appliances
- Double Bedroom With Built In Storage
- Large Bathroom
- Allocated Parking Space



ENTRANCE HALLWAY

LIVING/DINING ROOM

17' 0" x 11' 1" (5.18m x 3.38m)

KITCHEN

8' 2" x 6' 9" (2.49m x 2.06m)

BEDROOM

13' 9" x 8' 4" (4.19m x 2.54m)

BATHROOM

7' 5" x 6' 6" (2.26m x 1.98m)

TOTAL SQUARE FOOTAGE

49.2 sq.m (530 sq.ft) approx.

OUTSIDE THE PROPERTY

WELL MAINTAINED COMMUNAL GARDENS

ALLOCATED PARKING

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor and all light fittings.

ADDITIONAL INFORMATION

Service charge - £870.60 pa. Ground rent - £214.80 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.

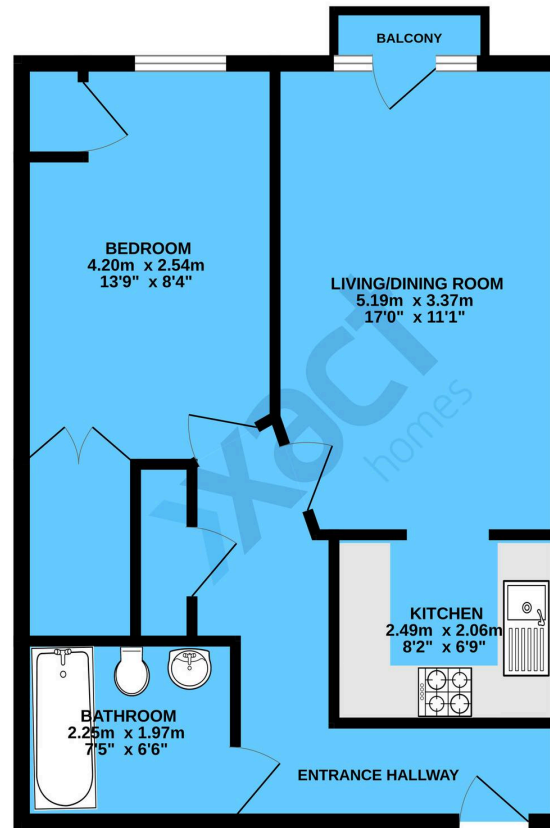
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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: 49.2 sq.m. (530 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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