



Warwick Road, Solihull

Guide Price £345,000





PROPERTY OVERVIEW

Presenting this exquisite two-bedroom first-floor retirement apartment in the heart of Solihull, exclusively available to those over 55. This property offers a lifestyle of convenience with its close proximity to local amenities and schools, making daily tasks effortless. Enjoy the added advantage of no upward chain, ensuring a smooth transition.

Upon entering, you are greeted by a spacious hallway boasting abundant storage solutions. The apartment benefits from underfloor heating throughout, enhancing comfort from the moment you step inside. The highlight of the property is the superb open plan kitchen / dining and living room, complemented by a private, enclosed, south-facing balcony, ideal for relaxation.

The apartment features two generously sized bedrooms, with the principal bedroom boasting an ensuite and walk-in wardrobe. A family shower room completes the accommodation.

Residents of this complex have the luxury of a communal lounge for social gatherings and secure parking behind electric gates for peace of mind.

This property embodies comfort and practicality, offering a serene living environment for those seeking a well-designed retirement apartment in a prime 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: E

Tenure: Leasehold

- Two Bedroom First Floor Retirement Apartment
- Underfloor Heating Throughout
- Over 55s Only
- Set In The Heart Of Solihull Close To All Local Amenities
- Quiet First Floor Apartment With Excellent Sound Proofing
- Large Private Balcony
- Two Generously Sized Bedrooms
- Family Shower Room & En-Suite
- Excellent Communal Areas Including Residents Lounge
- Secure Gated Residents Parking





ENTRANCE HALLWAY

DINING / LIVING ROOM

18' 0" x 11' 8" (5.48m x 3.55m)

KITCHEN

9' 8" x 6' 11" (2.95m x 2.10m)

PRINCIPAL BEDROOM

17' 2" x 10' 2" (5.23m x 3.11m)

WALK-IN WARDROBE

5' 3" x 4' 4" (1.60m x 1.32m)

ENSUITE

8' 5" x 7' 1" (2.56m x 2.15m)

BEDROOM TWO

13' 7" x 8' 11" (4.14m x 2.73m)

SHOWER ROOM

6' 0" x 5' 6" (1.84m x 1.68m)

With heated towel rail

TOTAL SQUARE FOOTAGE

74.0 sq.m (802 sq.ft) approx.

OUTSIDE THE PROPERTY

BALCONY

21' 0" x 3' 9" (6.40m x 1.14m)

COMMUNAL LOUNGE

With visitor's WC

SECURE GATED PARKING



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, all carpets, some light fittings and underfloor heating.

ADDITIONAL INFORMATION

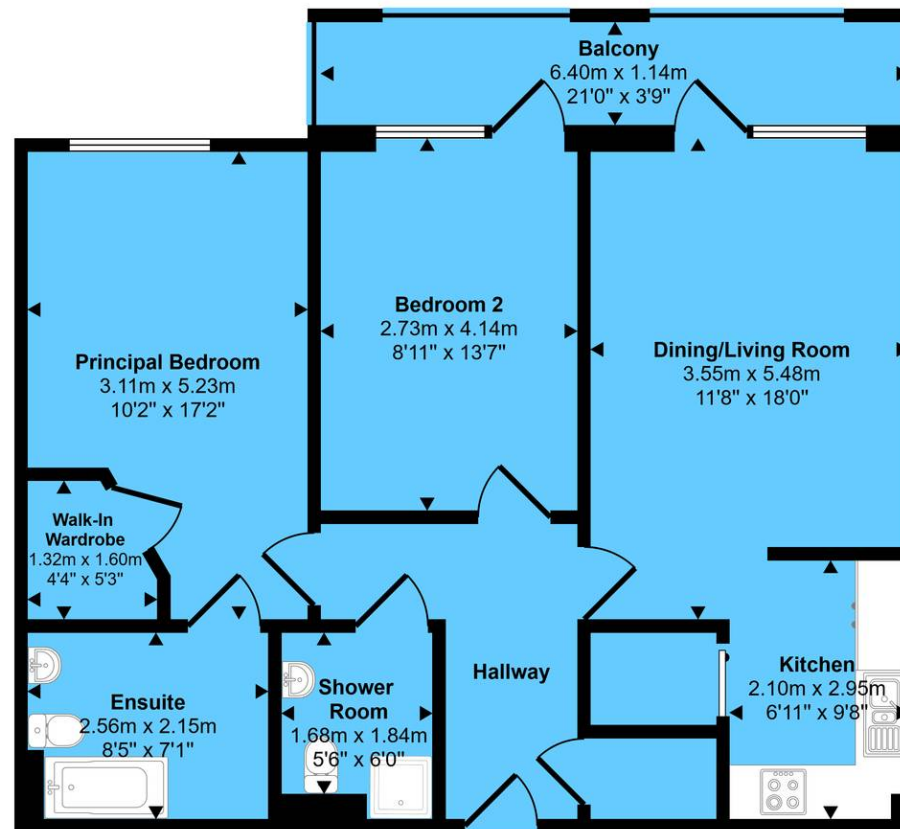
Services – direct mains water, sewers and electricity. Broadband – FTTP (fibre to the premises). Service charge – £3,700.00 pa. Ground rent – nil.

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.



Approx Gross Internal Area
74 sq m / 802 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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