



Union Road, Solihull

Offers Over £170,000







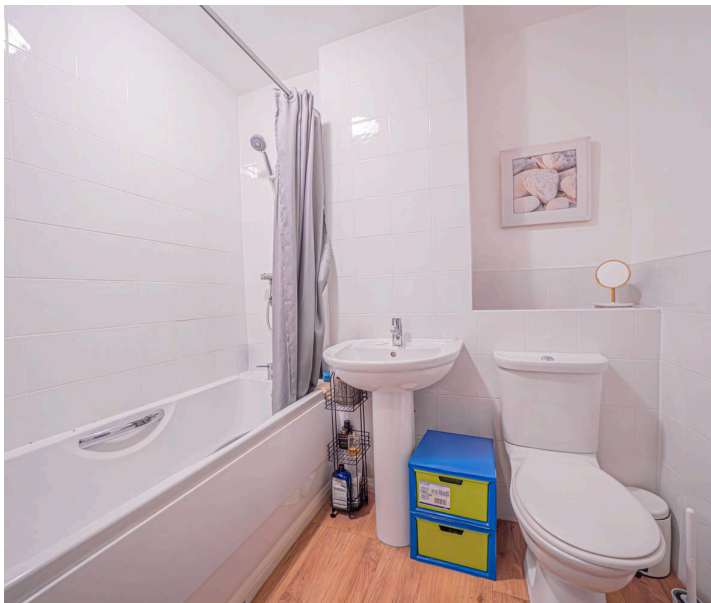
## PROPERTY OVERVIEW

Introducing this delightful one-bedroom apartment presented to the market with NO UPWARD CHAIN. An appealing opportunity for first-time buyers or astute investors alike, this property is strategically situated in the vibrant heart of Solihull – a location renowned for its blend of urban conveniences and tranquil residential living. Step inside to discover a thoughtfully designed interior, featuring a spacious open-plan kitchen/living and dining room complemented by a lovely Juliet balcony that illuminates the space with natural light. The accommodation further comprises a comfortable double bedroom and a well-appointed family bathroom, catering to modern lifestyles.

- One Bedroom Apartment
- No Upward Chain
- Situated In The Heart Of Solihull
- Open Plan Kitchen/Living & Dining Room
- Double Bedroom With Juliet Balcony
- Family Bathroom
- Ideal For First-Time Buyers Or Investors







#### 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

#### KITCHEN/LIVING & DINING ROOM

11' 2" x 21' 6" (3.41m x 6.55m)

#### BEDROOM

9' 9" x 10' 10" (2.97m x 3.31m)

#### BATHROOM

5' 4" x 7' 1" (1.62m x 2.15m)

#### TOTAL SQUARE FOOTAGE

43.0 sq.m (462 sq.ft) approx.

#### OUTSIDE THE PROPERTY

#### ITEMS INCLUDED IN THE SALE

Sold as seen.

#### ADDITIONAL INFORMATION

Services - mains electricity and sewers. Service charge - £1,500 pa (approx.) Ground rent - £252.58 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.

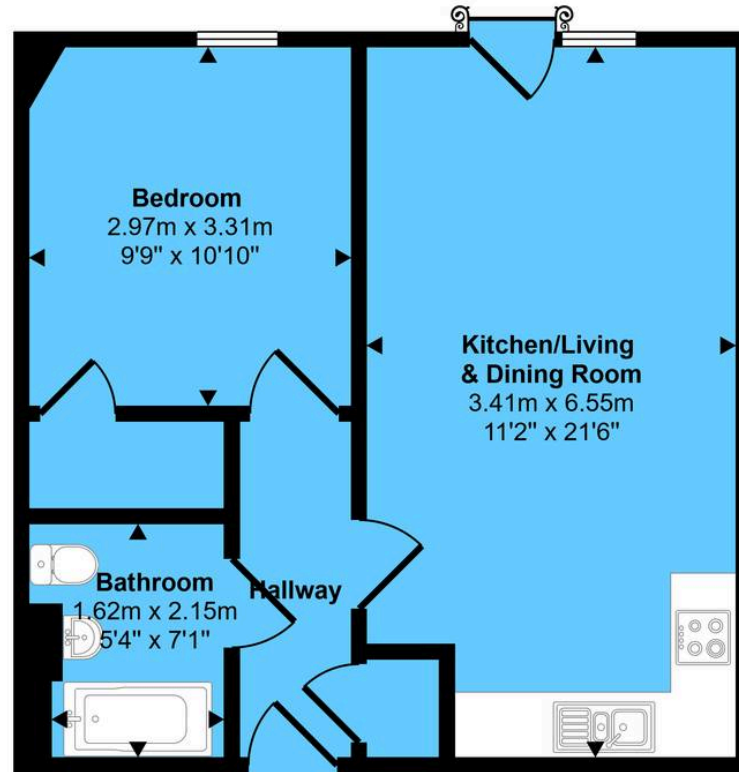
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



Approx Gross Internal Area  
43 sq m / 462 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.

**Xact Homes**

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