



Westwood Grove, Solihull

Guide Price £260,000

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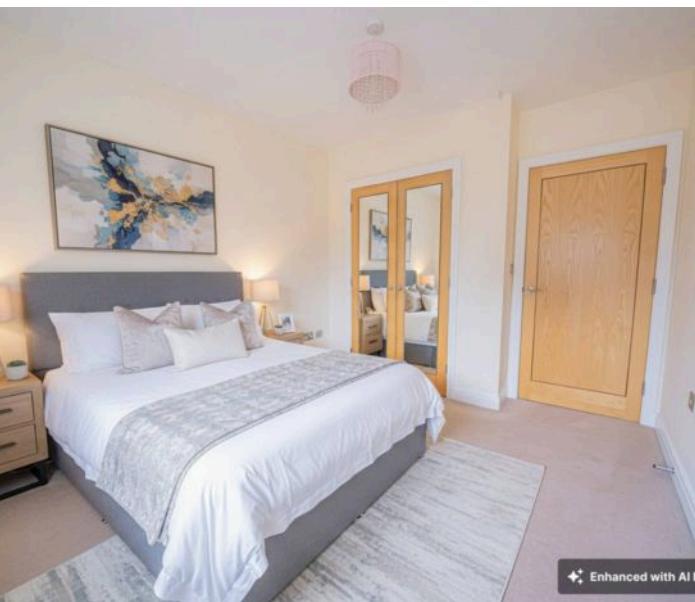
## PROPERTY OVERVIEW

This beautifully presented two bedroom apartment with NO UPWARD CHAIN is situated on a highly sought after road in Solihull, offering convenient access to all local amenities and excellent transport links. Perfectly suited to first-time buyers, investors or downsizers, particularly those seeking a lock-up-and-leave lifestyle, the property is set behind a secure gated entrance providing peace of mind and allocated parking for residents.

Upon entering, you are welcomed by a spacious hallway with ample storage solutions, ideal for coats, shoes and household essentials. The heart of the home is the generous open-plan living and dining room, which enjoys an abundance of natural light and offers a versatile space for both relaxing and entertaining. The modern fitted kitchen comes complete with fully integrated appliances, ensuring a seamless and functional cooking environment.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefitting from a stylish en-suite shower room for added privacy and convenience. A contemporary family bathroom serves the second bedroom and guests.

The property also boasts well-maintained communal areas, reflecting the care taken in the upkeep of the development, and a secure entry system for residents.





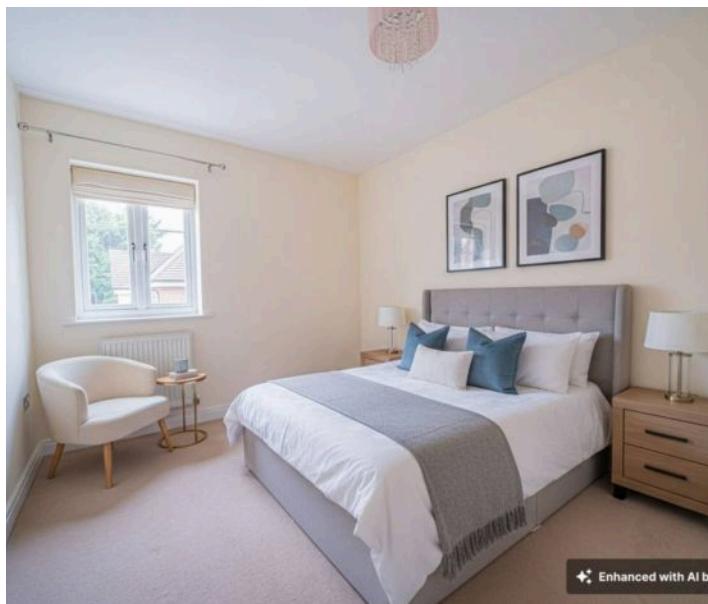
With its prime location, practical layout and high quality finishes throughout, this apartment represents an outstanding opportunity to acquire a comfortable and low maintenance home in one of Solihull's most desirable settings. Early viewing is highly recommended to appreciate the size and specification on offer.

#### 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



- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsizers
- Prime Location Close To All Local Amenities
- Set Behind A Secure Gated Entrance
- Large Open-Plan Living / Dining Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom & En-Suite



#### ENTRANCE HALLWAY

#### KITCHEN

9' 3" x 9' 1" (2.83m x 2.78m)

#### LIVING / DINING ROOM

17' 4" x 13' 0" (5.29m x 3.96m)

#### PRINCIPAL BEDROOM

11' 6" x 11' 3" (3.51m x 3.42m)

#### ENSUITE

8' 0" x 3' 9" (2.43m x 1.15m)

#### BEDROOM TWO

10' 6" x 9' 3" (3.19m x 2.81m)

#### BATHROOM

7' 6" x 5' 4" (2.28m x 1.62m)

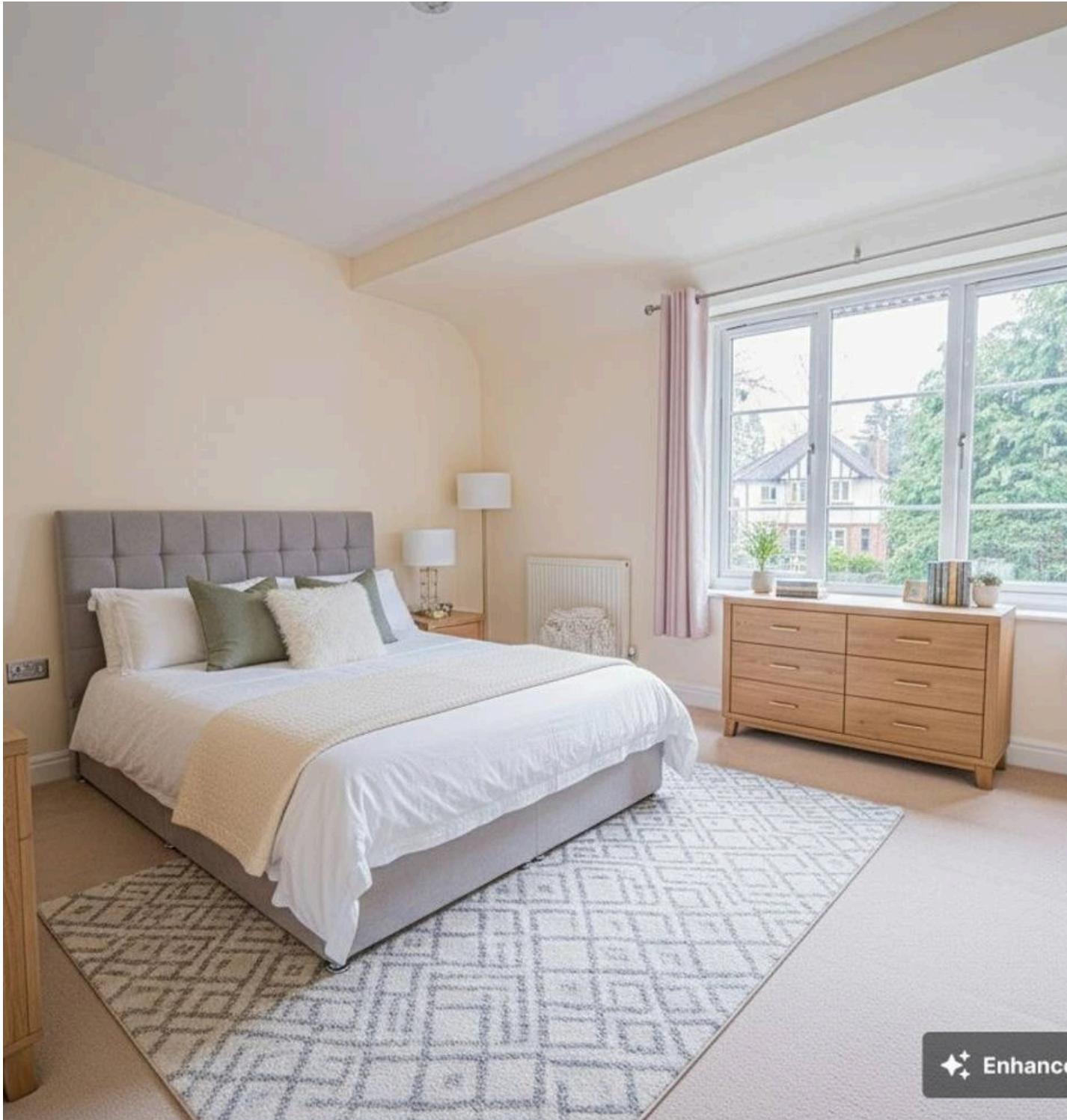
#### TOTAL SQUARE FOOTAGE

71.0 sq.m (763 sq.ft) approx.

#### OUTSIDE THE PROPERTY

#### SECURE GATED ALLOCATED PARKING

#### COMMUNAL GARDENS



#### ITEMS INCLUDED IN THE SALE

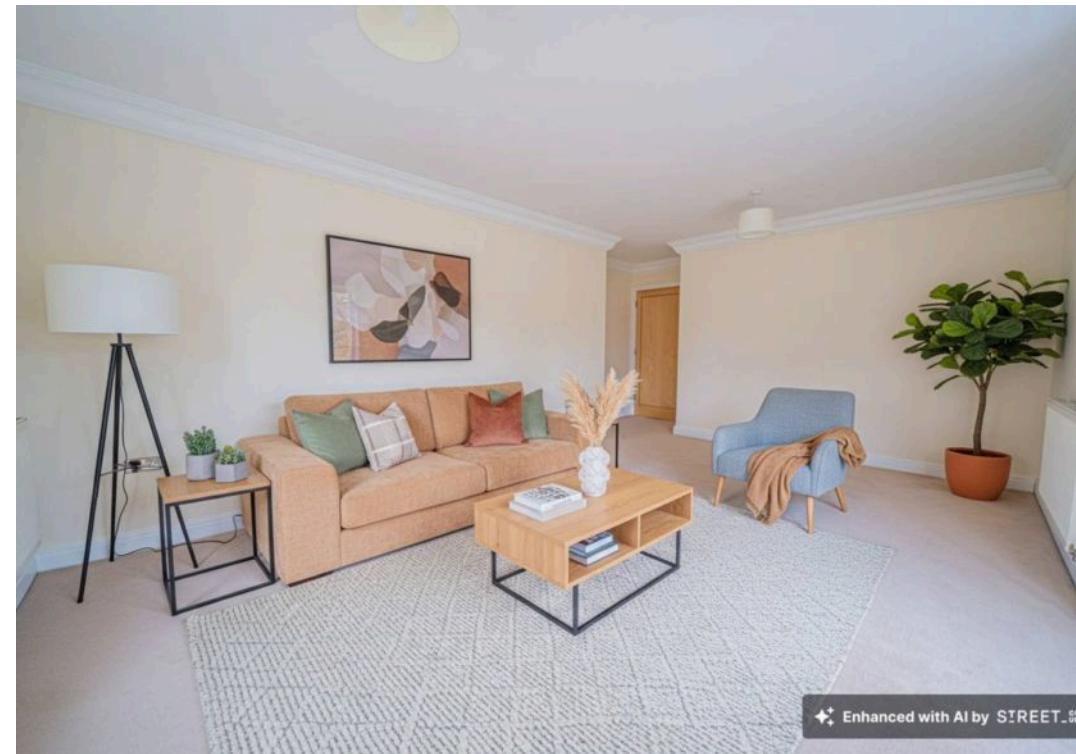
Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washer/dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in both bedrooms and communal CCTV.

#### ADDITIONAL INFORMATION

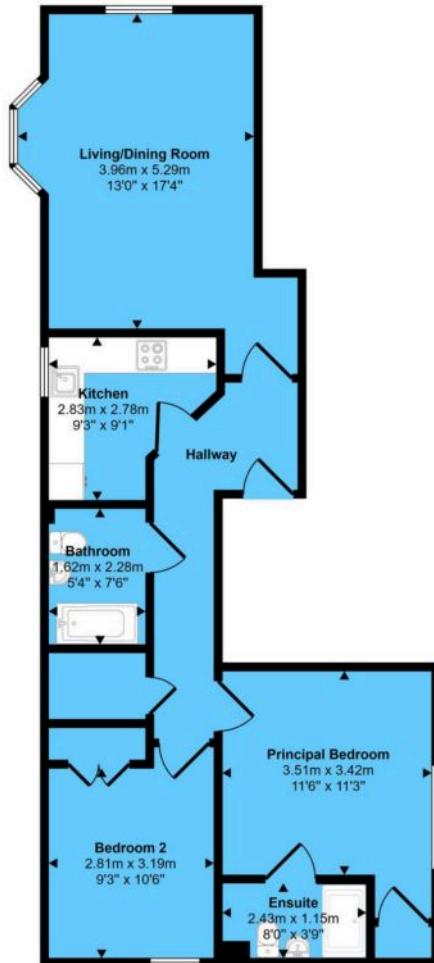
Services - direct mains water (with water meter), sewers and electricity. Service charge - £2,008.72 pa. Ground rent - peppercorn.

#### 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  
71 sq m / 763 sq ft



First Floor

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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