



## Pinewood Grove, Solihull

Offers in Region of £205,000





## PROPERTY OVERVIEW

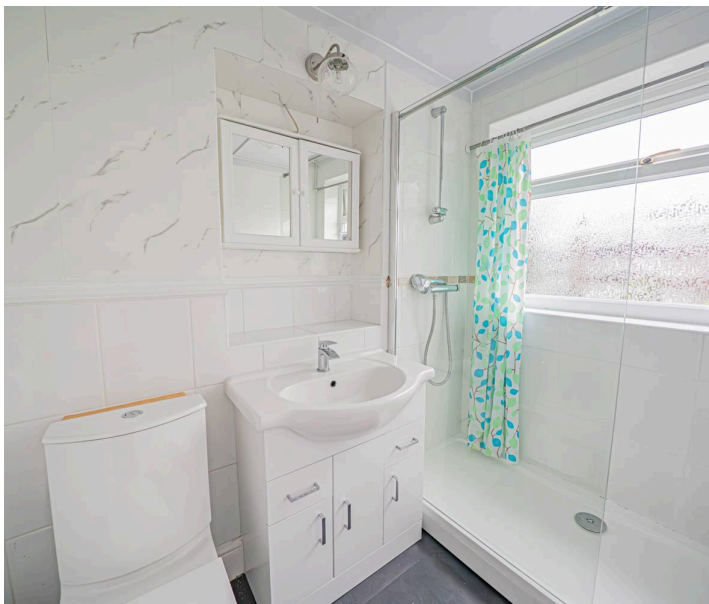
Offered with no upward chain, this well-presented two bedroom first floor apartment is ideally suited to first-time buyers or investors seeking a property in a highly convenient location close to all local amenities.

The apartment benefits from a healthy lease length and features an inviting entrance hallway with ample storage, leading into a spacious open-plan living and dining room that is flooded with natural light, creating a bright and welcoming atmosphere.

The fitted kitchen provides practical workspace and storage, while both bedrooms are generously proportioned doubles, offering comfortable accommodation for residents or guests. The shower room is well appointed, ensuring convenience and ease of maintenance.

Residents also benefit from access to well-maintained communal gardens, ideal for relaxation or socialising, and the property includes a garage situated in a detached block, providing secure parking or additional storage options.

This apartment represents an excellent opportunity for buyers seeking a low-maintenance home in a sought-after area, with easy access to transport links, shopping facilities, and leisure amenities. Viewing is highly recommended to appreciate the size, layout, and potential this property has to 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: C

Tenure: Leasehold

- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Great Location Close To All Local Amenities
- Spacious Open-Plan Living / Dining Room
- Abundance Of Natural Light Throughout
- Two Double Bedrooms
- Family Shower Room
- Garage In Detached Block





**ENTRANCE HALLWAY**

**LIVING / DINING ROOM**

21' 5" x 11' 3" (6.53m x 3.44m)

**KITCHEN**

12' 10" x 11' 7" (3.92m x 3.54m)

**PRINCIPAL BEDROOM**

13' 5" x 9' 8" (4.09m x 2.95m)

**BEDROOM TWO**

11' 5" x 9' 8" (3.48m x 2.95m)

**SHOWER ROOM**

7' 0" x 5' 3" (2.14m x 1.60m)

**TOTAL SQUARE FOOTAGE**

74.0 sq.m (799 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**

**ALLOCATED PARKING**

**COMMUNAL GARDENS**



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

Whirlpool integrated oven, Schott Ceran integrated hob, extractor, Whirlpool microwave, Hotpoint dishwasher, Hotpoint washing machine, all carpets, all curtains, all blinds, all light fittings, and fitted wardrobes in both bedrooms.

#### **ADDITIONAL INFORMATION**

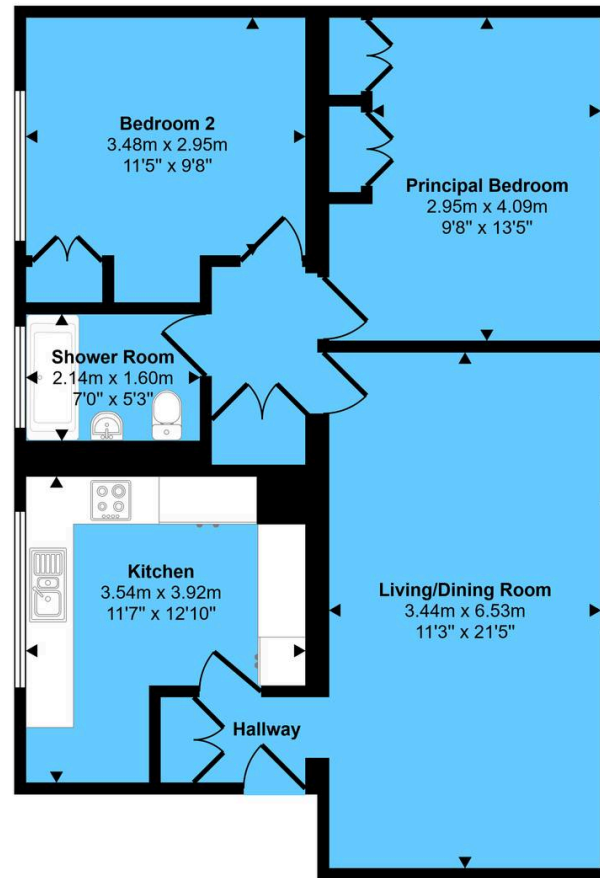
Services - direct mains water (with water meter), sewers and electricity. Service charge - £2,527.00 pa. Ground rent - nil.

#### **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 / 799 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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