



Alderham Close, Solihull

Guide Price £300,000





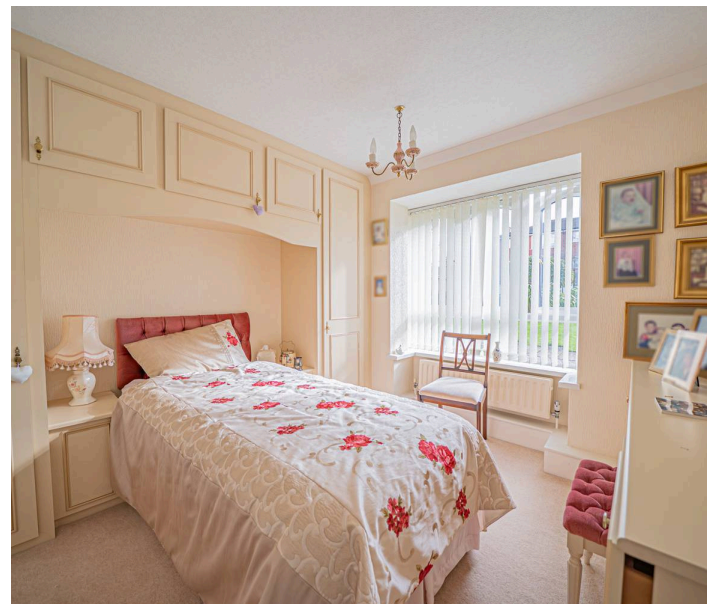
PROPERTY OVERVIEW

This impressive two bedroom ground floor apartment is offered to the market with no upward chain and presents an exceptional opportunity for those seeking a home in a prime location within easy walking distance of the town centre and all local shops and amenities.

The property enjoys an abundance of natural light throughout, creating a bright and welcoming atmosphere in every room. The spacious living / dining room provides a versatile area for both relaxing and entertaining, complemented by excellent views of the beautifully maintained communal gardens (visible through large windows that accentuate the sense of space). The fitted kitchen is thoughtfully designed with ample work space and storage, catering to the needs of keen cooks.

Both bedrooms are generous doubles, with the principal bedroom benefiting from its own en-suite shower room for added privacy and convenience. A separate bathroom serves the rest of the apartment, featuring contemporary fittings and a neutral décor that will appeal to a wide range of tastes.

Residents benefit from a secure gated entrance, ensuring peace of mind and a sense of exclusivity, as well as access to a garage located in a separate block (ideal for parking or additional storage). The communal areas are meticulously maintained, reflecting the high standards of this well-regarded development.





With its combination of spacious accommodation, modern comforts, and a sought-after location, this apartment represents an excellent choice for professionals, downsizers, or anyone looking for a comfortable and convenient lifestyle in the heart of town. Early viewing is highly recommended to fully appreciate the quality and appeal of this superb property.

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 Ground Floor Apartment
- NO UPWARD CHAIN
- Prime Location Within Walking Distance Of All Local Amenities
- Abundance Of Natural Light Throughout
- Well-Maintained Communal Grounds
- Secure Gated Entrance & Ample Parking
- Two Double Bedrooms
- Bathroom & En-Suite
- Garage In Separate Block



ENTRANCE HALL

LIVING/DINING ROOM

16' 4" x 21' 2" (4.99m x 6.44m)

KITCHEN

13' 0" x 10' 6" (3.96m x 3.21m)

PRINCIPAL BEDROOM

12' 10" x 11' 11" (3.90m x 3.64m)

ENSUITE

7' 4" x 3' 10" (2.23m x 1.17m)

BEDROOM TWO

10' 10" x 10' 1" (3.29m x 3.08m)

BATHROOM

5' 5" x 7' 1" (1.65m x 2.16m)

TOTAL SQUARE FOOTAGE

78.0 sq.m (838 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in both bedrooms.

ADDITIONAL INFORMATION

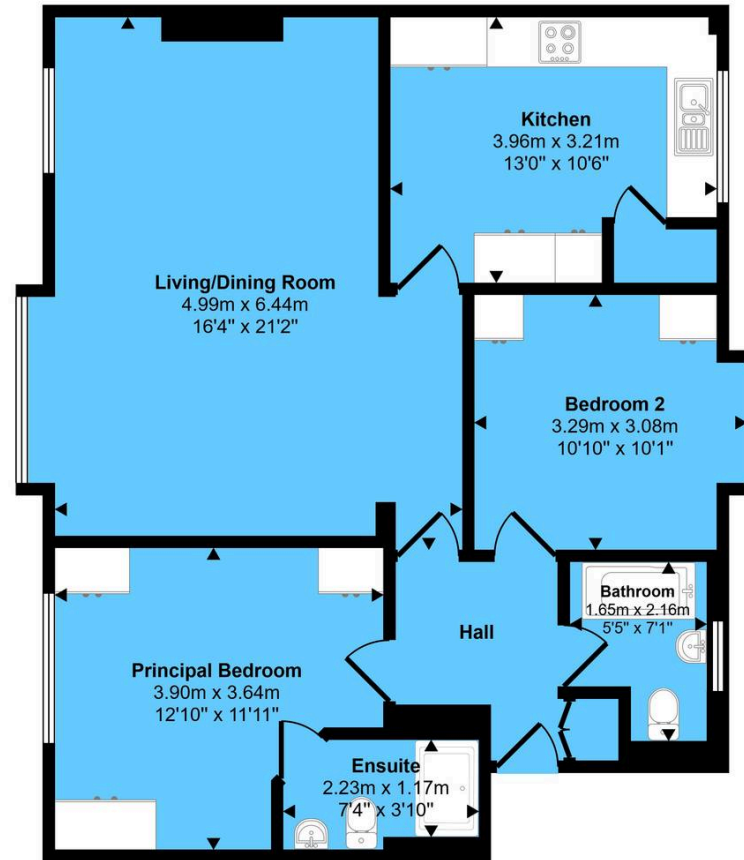
Services - direct mains water, sewers and electricity.
Broadband - ADSL copper wire. Service charge - £2,000.00 pa. Ground rent - peppercorn.

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
78 sq m / 838 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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