



## Collingtree Court, Solihull

Guide Price £145,000





## PROPERTY OVERVIEW

This impressive two bedroom first floor apartment presents a fantastic opportunity for first-time buyers and investors alike, offered to the market with no upward chain for a smooth and efficient purchase process. Situated in a highly sought-after location, the property benefits from close proximity to a range of local amenities, shops, and excellent transport links, making daily commuting and leisure activities both convenient and accessible. Upon entering, you are greeted by a welcoming hallway that leads into a spacious dual aspect open plan kitchen/living and dining room, which is flooded with natural light, creating a bright and inviting atmosphere ideal for relaxing or entertaining guests. The modern kitchen is well appointed with ample storage and workspace, seamlessly flowing into the living and dining areas to provide a versatile space suitable for a variety of lifestyles. Both bedrooms are generously sized, each offering plenty of room for furnishings and personal touches, both serviced by a family bathroom. Residents benefit from the added security of a gated entrance, providing peace of mind and exclusivity, as well as an allocated parking space for convenience. The communal areas are meticulously maintained, reflecting the care and attention invested in the development as a whole.



This apartment is an excellent choice for those seeking a practical home in a vibrant area, combining comfort, security, and accessibility in equal measure. Early viewing is highly recommended to fully appreciate the space, light, and quality on offer within this attractive property.

#### PROPERTY LOCATION

Residents of Olton have access to a wide array of amenities, including shops, boutiques, restaurants, and cafes. The suburb is also home to two golf clubs, Robin Hood and Olton, along with West Warwickshire Sports Club that offers tennis, football, hockey facilities, and even a BMX pump track at Olton Park. With excellent connections to major roadways such as the A41 and M42, as well as regular train services from Olton railway station to Birmingham Moor Street and London Marylebone, life in this well-connected suburb couldn't be more convenient.

Council Tax band: B

Tenure: Leasehold

- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Large Open Plan Kitchen / Living & Dining Room
- Two Generously Sized Bedrooms
- Family Bathroom
- Allocated Parking Space
- Secure Gated Entrance
- Walking Distance To Olton Station





#### **HALLWAY**

#### **KITCHEN/LIVING & DINING ROOM**

11' 11" x 19' 11" (3.62m x 6.08m)

#### **BEDROOM ONE**

9' 8" x 10' 2" (2.94m x 3.10m)

#### **BEDROOM TWO**

7' 1" x 12' 6" (2.17m x 3.81m)

#### **BATHROOM**

7' 3" x 6' 7" (2.22m x 2.00m)

#### **TOTAL SQUARE FOOTAGE**

57.0 sq.m (611 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **ALLOCATED PARKING**

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

Integrated oven, integrated hob, extractor and all carpets, curtains, blinds and light fittings.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Service charge - £2,450 pa. Ground rent - £150 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  
57 sq m / 611 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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