



Alderham Close, Solihull

Guide Price £335,000





PROPERTY OVERVIEW

Situated in the heart of Solihull, this superb two bedroom ground floor apartment, which has been recently decorated throughout and offers an exceptional lifestyle opportunity for downsizers or those seeking convenient, low-maintenance living. Set within well maintained communal grounds and accessed via a secure gated entrance, the property enjoys a prime location within walking distance of local amenities, shops and excellent transport links. Upon entering, a welcoming hallway leads to a spacious open plan living and dining room, which is flooded with natural light thanks to large windows (creating a bright and inviting atmosphere throughout the day). The generous fitted kitchen provides ample storage and workspace, making it both practical and stylish for every-day cooking and entertaining. Both bedrooms are comfortable doubles, offering flexibility for guests or use as a home office, with the principal bedroom featuring fitted wardrobes and a contemporary en-suite shower room for added privacy and convenience. A modern family bathroom serves the second bedroom and guests. The apartment benefits from an abundance of natural light throughout, enhancing the sense of space and comfort.



Additional features include a single garage located in a separate block (ideal for secure storage or parking) and parking for residents within the gated development, ensuring both security and peace of mind. This well presented property combines generous proportions, a highly sought-after location, and practical features to create a welcoming home that is ready to move into. Early viewing is highly recommended to appreciate the quality and convenience this apartment 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: E

Tenure: Share of Freehold



- Two Bedroom Ground Floor Apartment
- Prime Location In The Heart Of Solihull
- Walking Distance To All Local Amenities, Shops & Transport Links
- Ideal For Downsizers
- Abundance Of Natural Light Throughout
- Spacious Living / Dining Room
- Fitted Kitchen With Ample Storage
- Two Double Bedrooms
- Family Bathroom & En-Suite
- Single Garage In Separate Block



HALLWAY

LIVING/DINING ROOM

18' 9" x 20' 6" (5.71m x 6.24m)

KITCHEN

14' 5" x 11' 0" (4.40m x 3.35m)

BEDROOM ONE

13' 10" x 12' 2" (4.21m x 3.70m)

ENSUITE

5' 3" x 5' 1" (1.59m x 1.54m)

BEDROOM TWO

11' 0" x 9' 9" (3.36m x 2.98m)

BATHROOM

6' 0" x 7' 10" (1.83m x 2.40m)

TOTAL SQUARE FOOTAGE

87.0 sq.m (939 sq.ft) approx.

OUTSIDE THE PROPERTY

PARKING

GARAGE EN BLOCK

COMMUNAL GROUNDS

ITEMS INCLUDED IN THE SALE

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



ADDITIONAL INFORMATION

Service - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

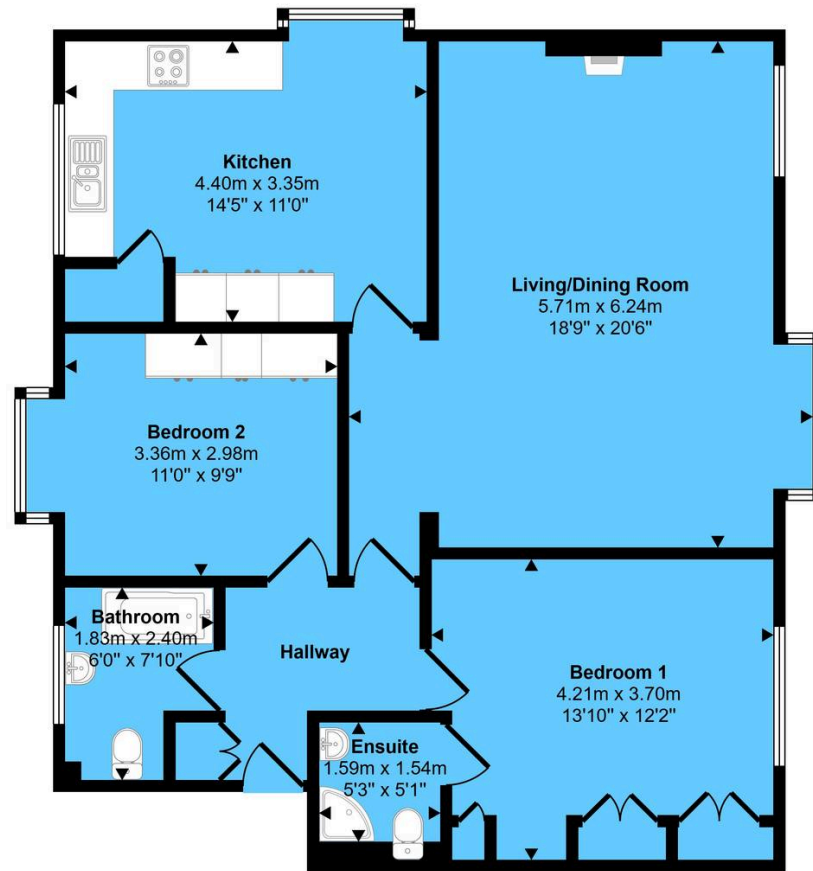
Service charge - £1,920 pa. Ground rent - Nil.

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
87 sq m / 939 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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