



Stonebow Avenue, Solihull

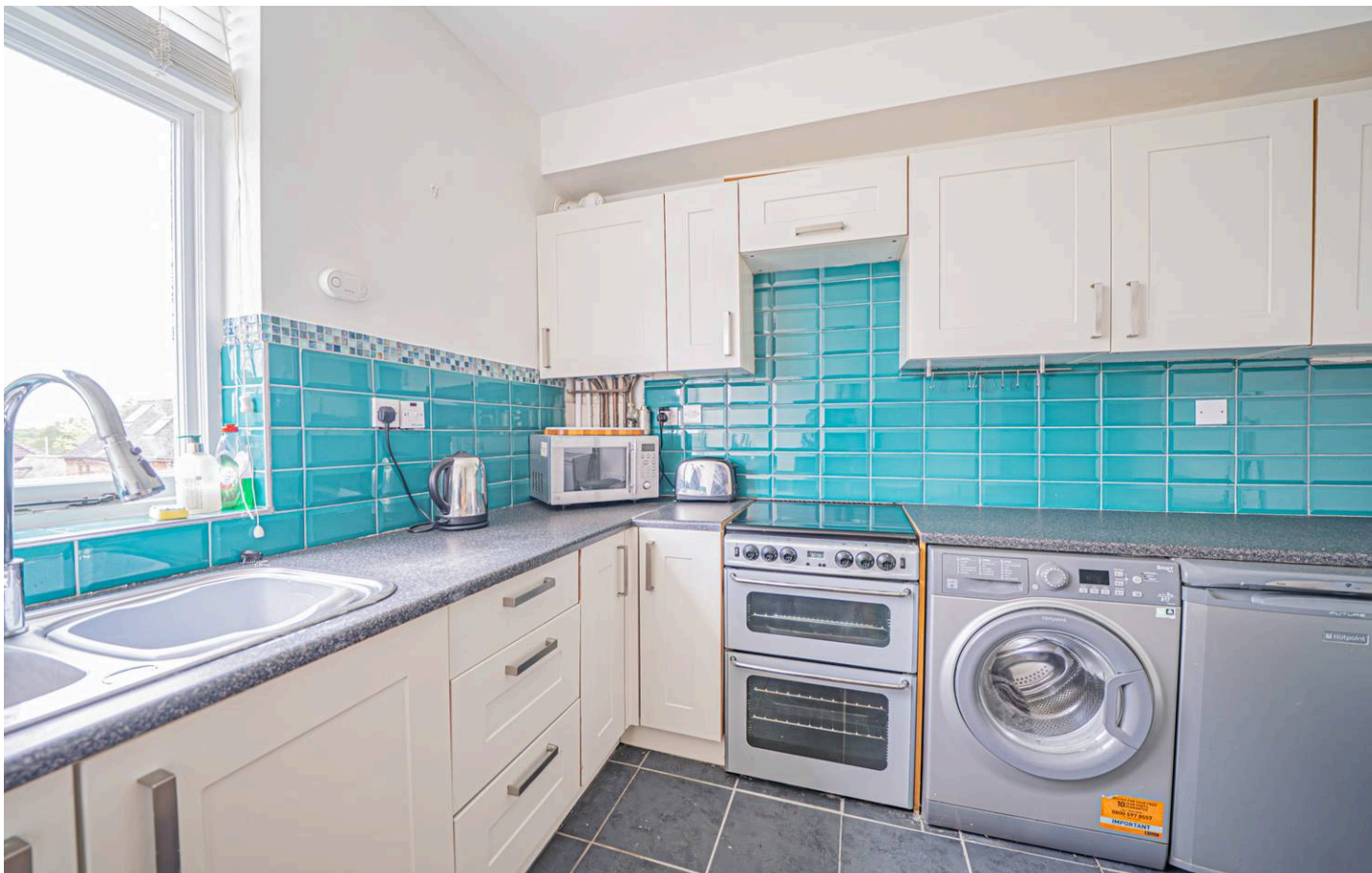
Guide Price £210,000





PROPERTY OVERVIEW

This well presented one bedroom duplex apartment is offered to the market with no upward chain and represents a unique opportunity to acquire a characterful home within a Grade II Listed building. The property is full of charm throughout, blending traditional features with comfortable modern living. Situated in a highly convenient location, it is within easy reach of local amenities and public transport links, making it ideal for professionals or those seeking a well connected base. The apartment is accessed via a welcoming entrance hallway, which includes a guest WC for added convenience. The spacious living/dining room is flooded with natural light, creating a bright and inviting atmosphere that is perfect for relaxing or entertaining. The fitted kitchen provides ample storage and workspace, catering to all your culinary needs. Upstairs, the generously sized double bedroom benefits from an en-suite bathroom, offering privacy and comfort. The property includes its own single garage in a separate block, with a parking space directly in front (a rarity in such a central location). Further benefits include a share of the freehold, giving the new owner a greater degree of control and peace of mind. The communal areas of the building are well maintained, reflecting the care and attention given to this historic development.



This is a rare opportunity to purchase a distinctive and traditional property that stands out for its character, history, and practicality. Whether you are a first-time buyer, an investor, or looking to downsize, this duplex apartment is sure to impress with its combination of period charm, modern comforts, and excellent location. Early viewing is highly recommended to fully appreciate all that this exceptional home 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. Widney Manor Station which is a 10 minute walk from the apartment has direct links to Birmingham City Centre, Stratford-upon-Avon and Solihull Station.

Council Tax band: C

Tenure: Share of Freehold



- Beautiful One Bedroom Duplex Apartment
- NO UPWARD CHAIN
- Set In Grade II Listed Building Within Well Maintained Communal Grounds
- Abundance Of Charm & Character Throughout
- Ideal For First-Time Buyers, Downsize & Investors
- Spacious Living / Dining Room
- Fitted Kitchen
- Generously Sized Double Bedroom With En-Suite
- Walking Distance To Widney Manor Train Station
- Single Garage & Ample Parking



ENTRANCE HALLWAY

WC

LIVING/DINING ROOM

14' 2" x 14' 10" (4.33m x 4.52m)

KITCHEN

11' 11" x 8' 8" (3.64m x 2.64m)

FIRST FLOOR

BEDROOM

14' 5" x 14' 11" (4.40m x 4.55m)

ENSUITE

5' 5" x 6' 11" (1.65m x 2.10m)

TOTAL SQUARE FOOTAGE

62.0 sq.m (668 sq.ft) approx.

OUTSIDE THE PROPERTY

SINGLE GARAGE EN BLOC

PARKING

WELL MAINTAINED SHARED COMMUNAL GROUNDS

ITEMS INCLUDED IN THE SALE

Free standing cooker, microwave, fridge, freezer, dishwasher, washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in bedroom.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - part boarded. Service charge - £2,100 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.

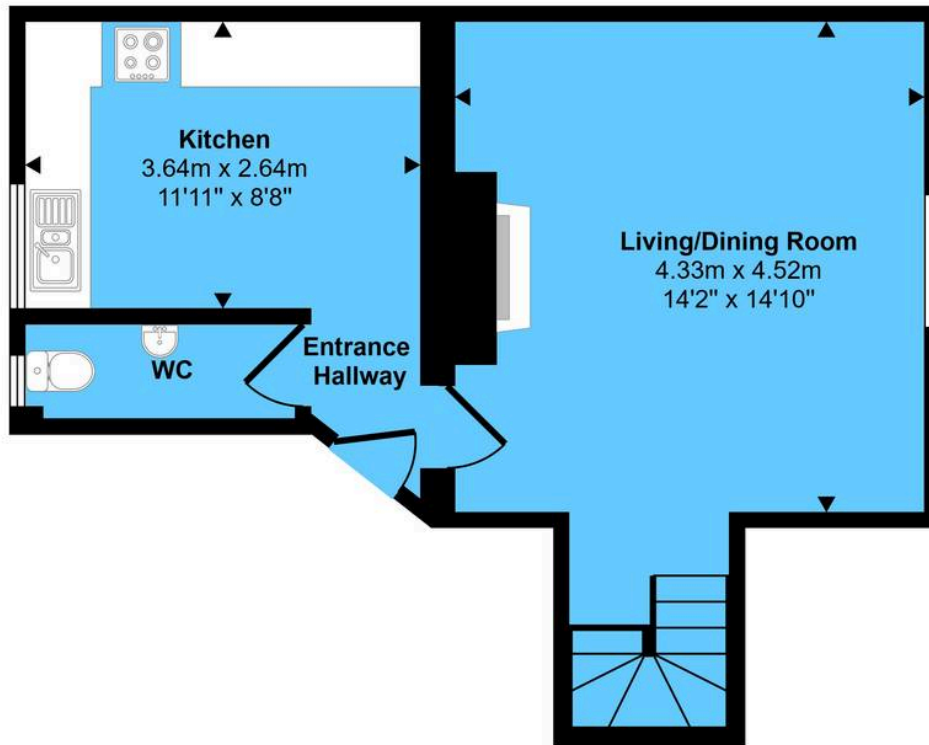
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

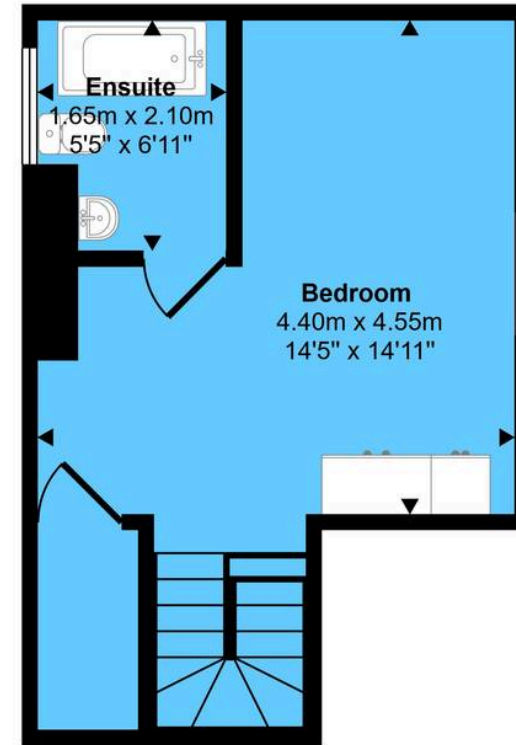
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
62 sq m / 668 sq ft



Ground Floor
Approx 37 sq m / 403 sq ft



First Floor
Approx 25 sq m / 265 sq ft

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.

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