



Warwick Road, Solihull

Guide Price £550,000





PROPERTY OVERVIEW

Presenting an impressive two bedroom ground floor apartment, which is offered to the market with no upward chain and with an extended lease. This rare opportunity (originally the show apartment for the building) is ideally situated in a prime location within walking distance to all local amenities, Solihull Station and the vibrant town centre. Set within beautifully maintained communal grounds surrounded by lovely gardens, this property is perfect for those seeking spacious accommodation with the benefit of a low maintenance lifestyle, all arranged on a single level. The apartment is accessed via a large dining hallway which immediately sets a welcoming and elegant tone for the rest of the property. At the heart of the home is an expansive living room, offering an abundance of space for both sofa seating and free standing furniture, making it ideal for entertaining or relaxing in comfort. The spacious kitchen and dining room is flooded with natural light and enjoys ample storage space, extensive work surfaces and a full range of integrated appliances, ensuring a practical and stylish environment for cooking and dining. From the kitchen, there is direct access to a patio seating area.



Both bedrooms are generously proportioned, with the principal bedroom benefiting from a large en-suite bathroom, providing a private retreat for the homeowner. Throughout the apartment, there is ample storage space, ensuring a clutter-free and organised living environment. Additional features include two tandem allocated parking spaces in a secure underground car park with an electric door, providing both convenience and peace of mind, as well as lift access to all floors for ease of movement within the building. This exceptional apartment is a rare find in such a sought-after location and offers a unique blend of space, style and practicality, making it an ideal choice for professionals, downsizers or anyone looking to enjoy the very best of Solihull living without compromise. Early viewing is highly recommended to fully appreciate the quality and scope of accommodation on 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: G

Tenure: Leasehold





- Impressive Two Bedroom Ground Floor Apartment
- Originally The Show Apartment For The Building
- NO UPWARD CHAIN
- Prime Location Within Walking Distance Of Town Centre & Station
- Beautifully Maintained Communal Gardens
- Secure Gated Parking With Two Tandem Allocated Spaces
- Incredibly Spacious Throughout With Ample Storage
- Lift Access To All Floors
- Principal Bedroom With Large En-Suite
- Rare Opportunity On A Sought After Road

DINING/HALLWAY

17' 1" x 12' 4" (5.21m x 3.76m)

LIVING ROOM

25' 4" x 23' 7" (7.71m x 7.20m)

KITCHEN & DINING ROOM

13' 1" x 21' 9" (3.99m x 6.64m)

PRINCIPAL BEDROOM

12' 11" x 11' 6" (3.93m x 3.51m)

ENSUITE

11' 8" x 10' 0" (3.55m x 3.05m)

BEDROOM TWO

11' 5" x 11' 5" (3.47m x 3.49m)

BATHROOM

6' 8" x 7' 8" (2.04m x 2.33m)

TOTAL SQUARE FOOTAGE

143.0 sq.m (1536 sq.ft) approx.

OUTSIDE THE PROPERTY

BEAUTIFULLY MAINTAINED COMMUNAL GROUNDS

PATIO SEATING AREA

TWO ALLOCATED PARKING SPACES



ITEMS INCLUDED IN THE SALE

Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens microwave, Electrolux fridge/freezer, Hotpoint dishwasher, Electrolux washer/dryer, communal electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

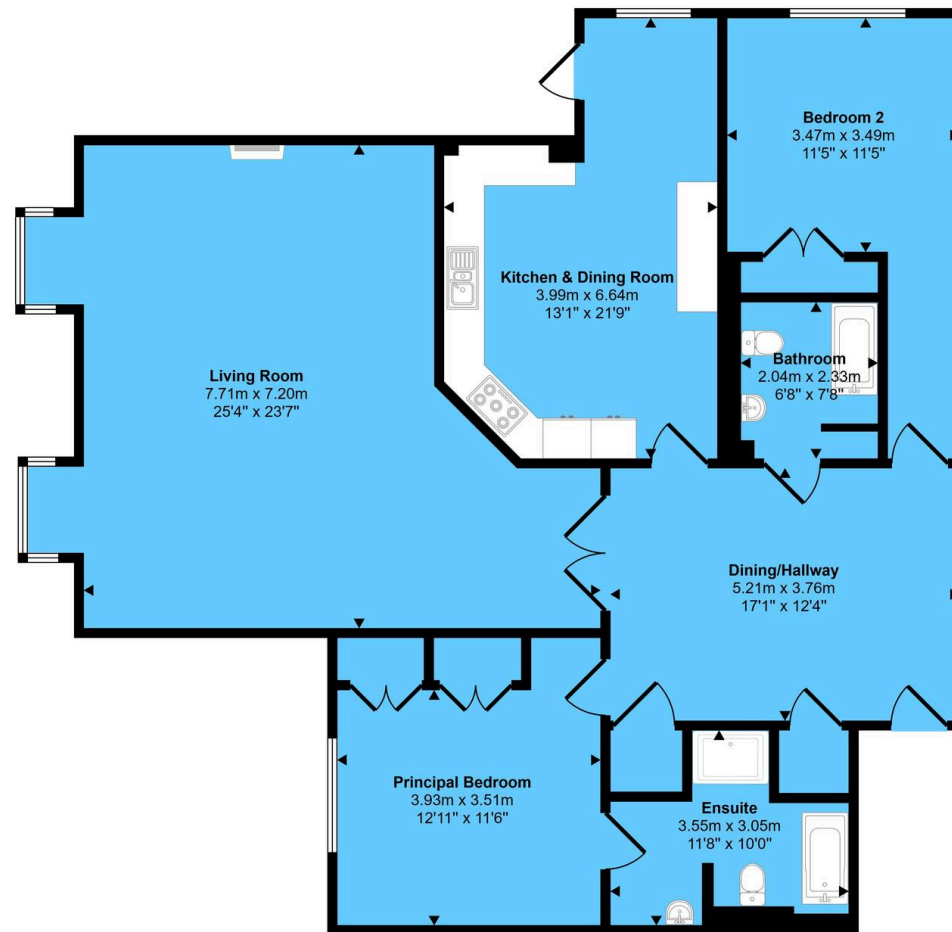
Services - water on a meter, mains electricity and sewers. Broadband - FTTC (fibre to the cabinet). Service charge - £4,700.28 pa - (balancing payments in certain years - £922.79 (2022) - £110.63 (2023) - £1,186.40 (2024)). Ground rent - £250 pa.

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
143 sq m / 1536 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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