



Union Road, Solihull

Guide Price £188,000





PROPERTY OVERVIEW

This bright and spacious one bedroom apartment is positioned on the second floor of a modern development in the heart of Solihull, offering a fantastic opportunity for both first time buyers and investors, with the added benefit of 50 % shared ownership available if required. The property enjoys an abundance of natural light throughout, creating an inviting and airy atmosphere from the moment you enter. The entrance hallway provides ample storage space, ensuring a clutter free living environment and a practical layout for every-day life. At the heart of the apartment is a generous open plan kitchen/dining and living room, which is flooded with natural light from large windows and features a Juliet balcony, perfect for enjoying the view and fresh air. The contemporary kitchen is fitted with integrated appliances and a large central island, offering plenty of space for cooking and entertaining. The double bedroom is well proportioned and offers a peaceful retreat, while the family bathroom is finished to a high standard with modern fixtures and fittings. Residents benefit from an allocated parking space located below the building (ideal for convenience and security) and access to well maintained communal grounds.





Situated in a prime location, the apartment is just moments from Solihull's vibrant town centre, with a wide selection of shops, cafes, and local amenities nearby, as well as excellent transport links for commuters. This property combines stylish modern living with practicality and convenience, making it a superb choice for those seeking a comfortable home in a sought after area. Early viewing is highly recommended to appreciate all that this impressive 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: C

Tenure: Leasehold

- One Bedroom Second Floor Apartment
- Located In The Heart Of Solihull Close To All Local Amenities & Shops
- Available For Full or 50% Shared Ownership
- Abundance Of Natural Light Throughout
- Secure Allocated Parking Space
- Open Plan Kitchen / Dining & Living Room
- Double Bedroom & Family Bathroom
- Juliet Balcony & Well Maintained Grounds
- Early Viewing Essential





ENTRANCE HALLWAY

KITCHEN/ DINING & LIVING ROOM

14' 0" x 17' 1" (4.27m x 5.20m)

BEDROOM

10' 0" x 9' 8" (3.04m x 2.95m)

BATHROOM

6' 8" x 5' 6" (2.02m x 1.67m)

TOTAL SQUARE FOOTAGE

46.0 sq.m (500 sq.ft) approx

OUTSIDE THE PROPERTY

ALLOCATED PARKING

WELL MAINTAINED COMMUNAL GROUNDS

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Proline fridge, Proline freezer, Hotpoint washer/dryer, all blinds and light fittings and CCTV.

ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £15.60 pa. Ground rent - £252.60 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.

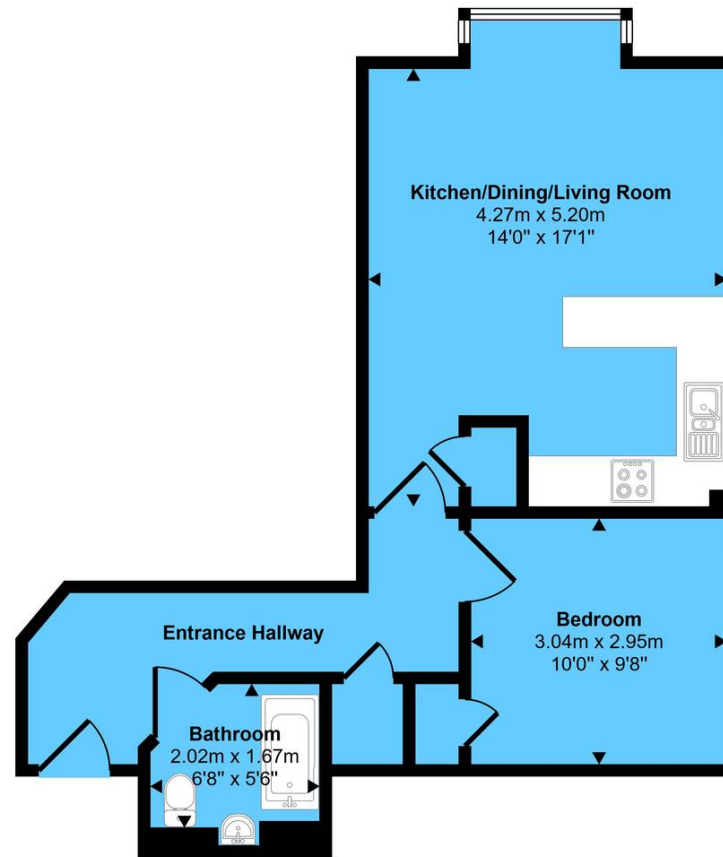
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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
46 sq m / 500 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

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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