



New Road, Solihull

Guide Price £235,000







## PROPERTY OVERVIEW

Situated in the centre of Solihull, a fantastic opportunity to purchase this ground floor apartment, which is offered to the market with NO UPWARD CHAIN. This property is within a five minutes walk of the town centre and benefits from gas central heating, double glazing and has the added attraction of a secure allocated parking space. The accommodation briefly comprises of: communal entrance hall, reception hall, lounge/dining room, fitted kitchen, two bedrooms, bathroom and allocated secure parking.

- Ground Floor Apartment
- No Upward Chain
- Two Bedrooms
- Ideal For A First Time Purchaser
- Spacious Lounge/Dining Room
- Secure Allocated Parking Space
- Early Viewing Essential







#### 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

#### RECEPTION HALL

#### LOUNGE/DINING ROOM

17' 9" x 11' 11" (5.41m x 3.63m)

#### KITCHEN

12' 7" x 7' 4" (3.84m x 2.24m)

#### BEDROOM ONE

12' 6" x 11' 5" (3.81m x 3.48m)

#### BEDROOM TWO

8' 11" x 8' 5" (2.72m x 2.57m)

#### BATHROOM

6' 9" x 6' 0" (2.06m x 1.83m)

#### TOTAL SQUARE FOOTAGE

73 sq.m (786 sq.ft) approx.







## **OUTSIDE THE PROPERTY**

### **ALLOCATED SECURE PARKING**

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

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all carpets, curtains and light fittings and fitted wardrobes in two bedrooms.

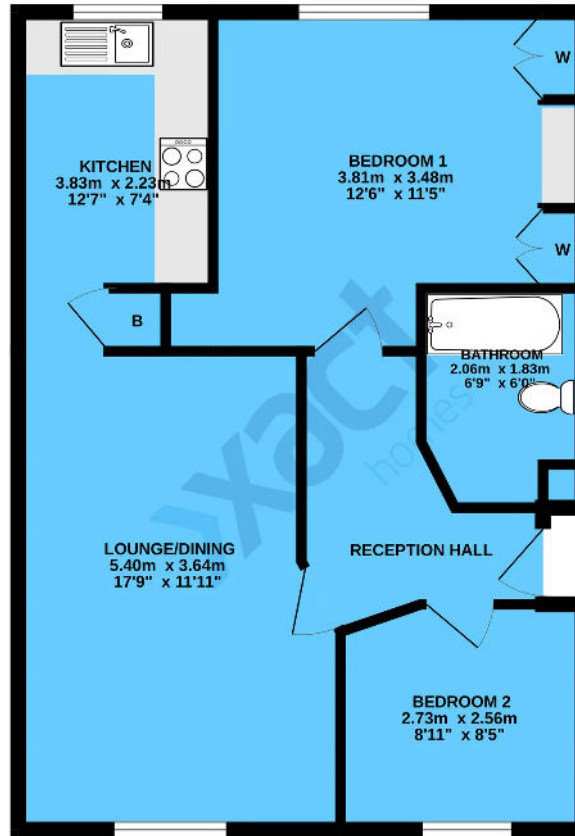
### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Service charge - £1,300 pa. Ground rent - £300 pa.

### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

GROUND FLOOR



TOTAL FLOOR AREA: 73.0 sq.m. (786 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in-suit by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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