



Union Road, Solihull

Guide Price £395,000



PROPERTY OVERVIEW

A fantastic opportunity to purchase this superb, well presented two bedroom top floor duplex penthouse apartment, situated in the center of Solihull. This apartment has been immaculately maintained throughout and enjoys splendid views over Solihull School Cricket pitch. This apartment is offered to the market with NO UPWARD CHAIN and briefly comprises of: entrance hall, guest cloakroom, superb open plan kitchen / dining / family room with balcony off, two double bedrooms, ensuite shower room, shower room, two allocated underground parking spaces and communal gardens.

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: Leasehold

- Large Duplex Penthouse Apartment
- Central Solihull
- No Upward Chain
- Superb Large Open Plan Lounge / Kitchen / Dining Room
- Guest Cloakroom
- Two Double Bedrooms
- Two Bathrooms
- Balcony
- Superb Views Over Solihull School Cricket Ground
- Two Underground Parking Spaces





ENTRANCE HALL

WC

6' 4" x 3' 4" (1.92m x 1.02m)

KITCHEN / DINING / FAMILY ROOM

37' 11" x 22' 2" (11.56m x 6.75m)

BALCONY OFF

FIRST FLOOR

BEDROOM ONE

16' 5" x 13' 11" (5.00m x 4.23m)

ENSUITE

8' 0" x 5' 6" (2.45m x 1.68m)

BEDROOM TWO

16' 0" x 10' 0" (4.89m x 3.04m)

SHOWER ROOM

7' 10" x 6' 11" (2.40m x 2.11m)

TOTAL SQUARE FOOTAGE

Total floor area: 123.0 sq.m. = 1324 sq.ft. approx.

OUTSIDE THE PROPERTY

TWO ALLOCATED UNDERGROUND PARKING SPACES

COMMUNAL GARDENS



**ITEMS INCLUDED IN SALE**

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

ADDITIONAL INFORMATION

Services - electricity and mains sewers. Ground rent - £189.44 (pa).

MONEY LAUNDERING REGULATIONS

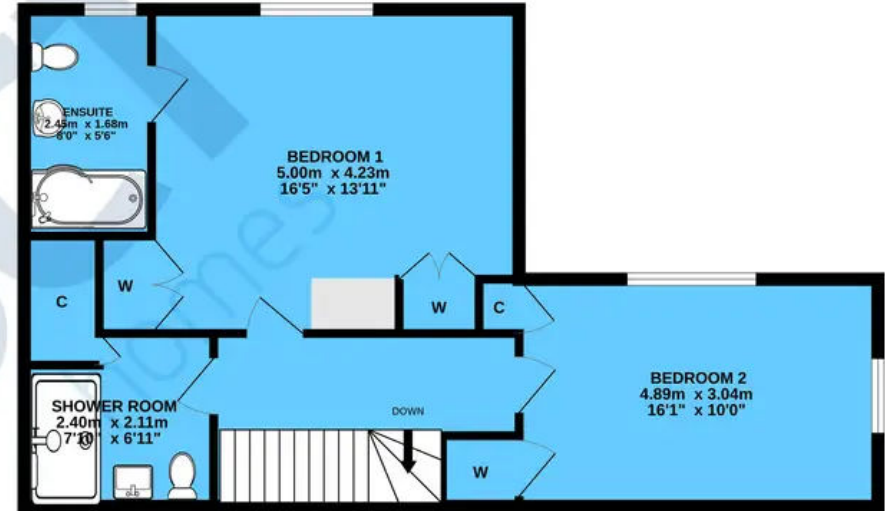
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 123.0 sq.m. (1324 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 mis-statement. This plan is for illustrative purposes only and should be used as such 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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