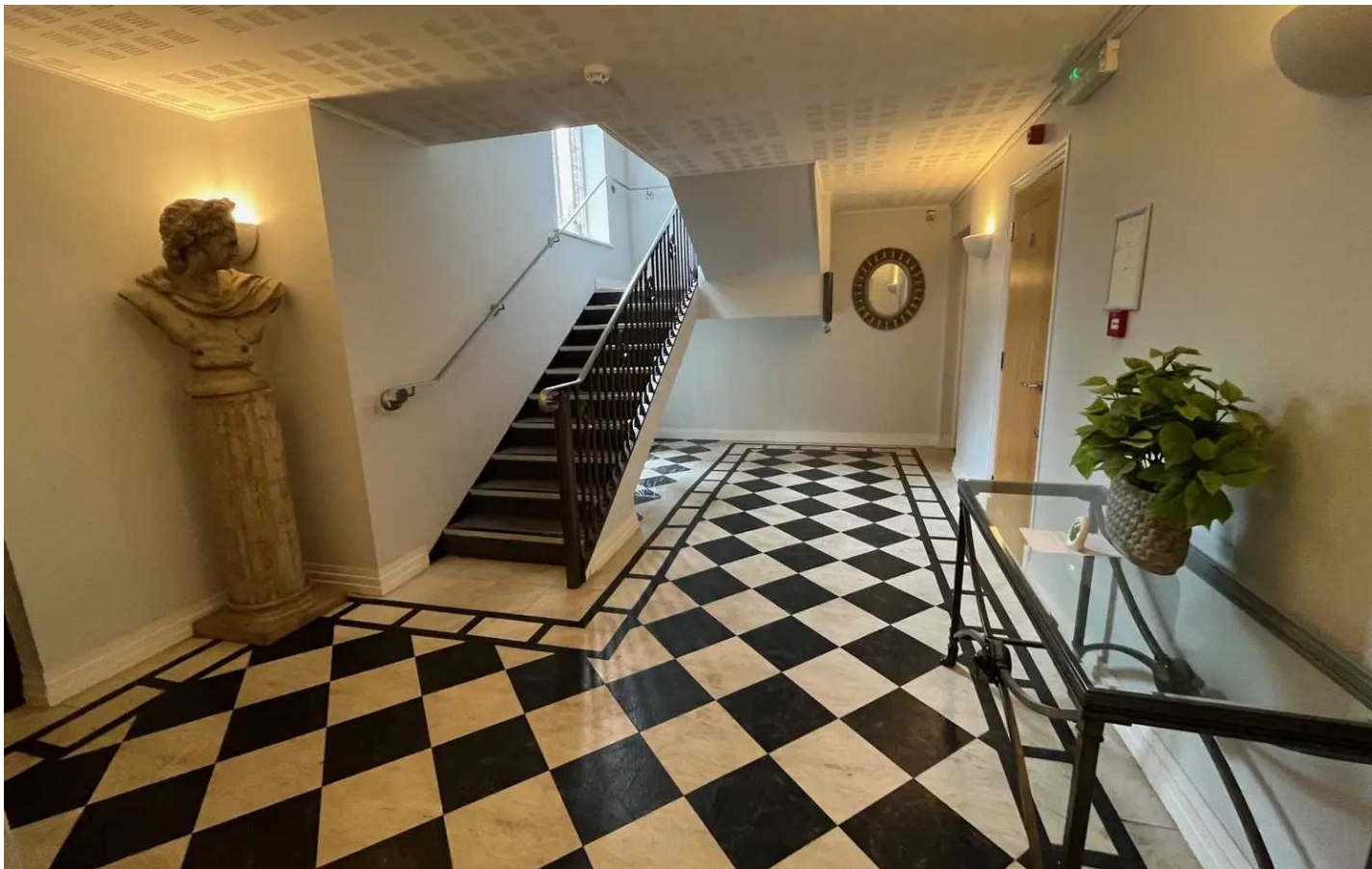




# Pool Meadow House Pool Meadow Close, Solihull

Guide Price £275,000





#### PROPERTY OVERVIEW

Situated within easy walking distance to Solihull Town Centre, a fantastic opportunity to purchase this impressive ground floor two bedroom apartment offered to the market with no upward chain. This property has been immaculately maintained, benefits from gas central heating, double glazing and has the added attraction of double opening french doors leading out onto the communal gardens. The accommodation briefly comprises of: entrance hall, lounge / kitchen, two bedrooms, ensuite shower room, family bathroom, communal gardens and two allocated parking spaces.

#### 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: D

Tenure: Leasehold

- Two Bedroom Ground Floor Apartment
- Easy Access To Solihull Town Centre And Brueton Park
- No Upward Chain
- Spacious Lounge / Kitchen
- Ensuite Shower Room
- Family Bathroom
- Patio
- Communal Gardens
- Two Allocated Parking Spaces





**ENTRANCE HALL**

**LOUNGE / KITCHEN**

**LOUNGE**

18' 5" x 12' 9" (5.62m x 3.89m)

**KITCHEN**

9' 2" x 7' 10" (2.80m x 2.40m)

**BEDROOM ONE**

11' 10" x 10' 8" (3.60m x 3.25m)

**ENSUITE**

8' 3" x 7' 4" (2.51m x 2.24m)

**BEDROOM TWO**

11' 10" x 8' 5" (3.60m x 2.57m)

**BATHROOM**

9' 2" x 6' 4" (2.80m x 1.93m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 71.0 sq.m. = 764 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**COMMUNAL GARDENS**

**ALLOCATED PARKING**





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

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

#### **ADDITIONAL INFORMATION**

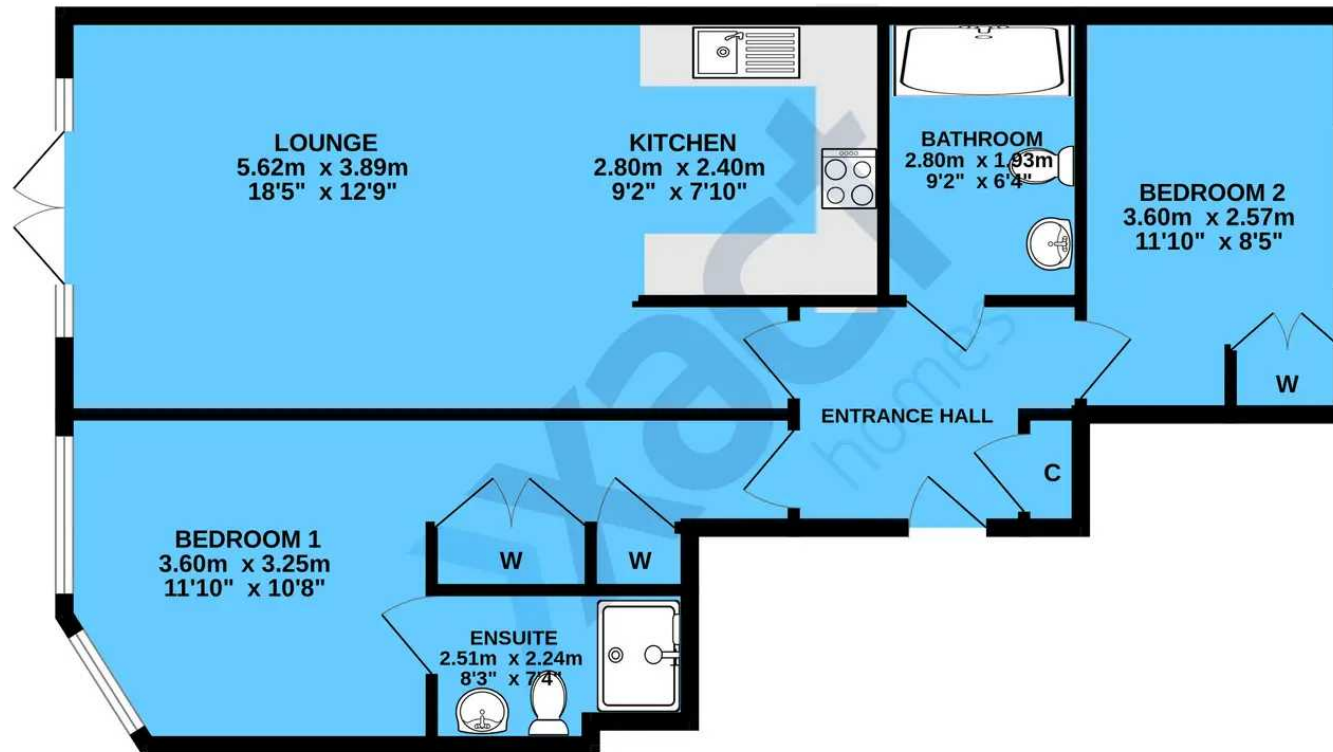
Services - mains gas, electricity and mains sewers.  
Service charge - £2192.00 (pa). Ground rent - £250.00 (pa).

#### **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 : 71.0 sq.m. (764 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.

Made with Metropix ©2024

# Xact Homes

6 The Square, Solihull - B91 3RB

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

**xact**  
SALES & LETTINGS

