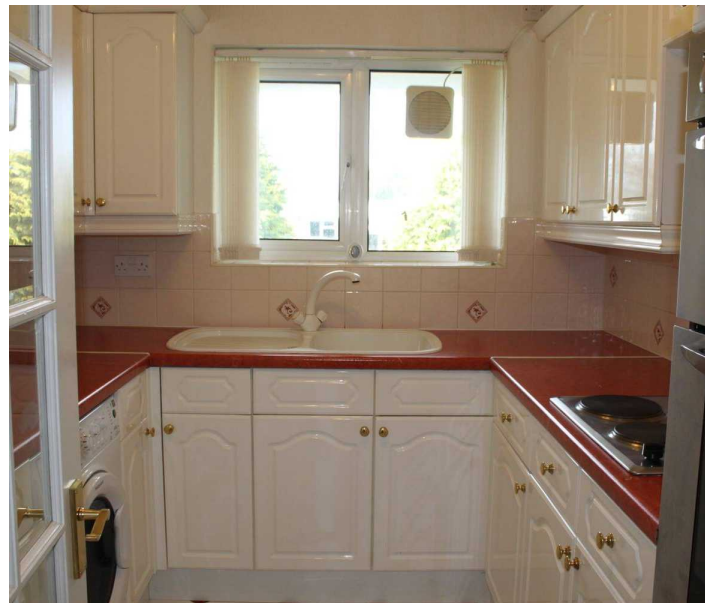




Croftleigh Gardens Kingslea Road, Solihull

Guide Price £185,000





PROPERTY OVERVIEW

Presenting a fantastic opportunity for first time buyers or investors, this two bedroom second floor apartment comes to market with NO UPWARD CHAIN. Situated in a highly sought-after location, this property offers a comfortable living experience. The spacious living/dining room, complemented by a balcony, presents an inviting space for relaxation and entertainment. The fitted kitchen ensures convenience in meal preparation. Both bedrooms are generously sized, providing ample space for rest and relaxation. The family bathroom is well-appointed and completes the accommodation. In addition, residents can benefit from communal parking and access to well-maintained gardens. With its convenient location and well-proportioned rooms, this apartment offers a blend of comfort and practicality, making it an attractive prospect for discerning buyers seeking a new home or investment opportunity.



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



- Two Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Spacious Living / Dining Room
- Balcony
- Fitted Kitchen
- Two Generously Sized Bedrooms
- Communal Parking & Gardens
- Early Viewing Essential



HALLWAY

KITCHEN

8' 5" x 7' 6" (2.57m x 2.29m)

LIVING / DINING ROOM

16' 4" x 11' 7" (4.98m x 3.52m)

BALCONY

BEDROOM ONE

11' 7" x 10' 6" (3.52m x 3.19m)

BEDROOM TWO

10' 7" x 8' 6" (3.23m x 2.60m)

BATHROOM

6' 7" x 5' 4" (2.00m x 1.63m)

TOTAL SQUARE FOOTAGE

Total floor area: 57.0 sq.m. = 614 sq.ft. approx.

OUTSIDE THE PROPERTY

COMMUNAL PARKING

WELL MAINTAINED GARDENS





ITEMS INCLUDED IN SALE

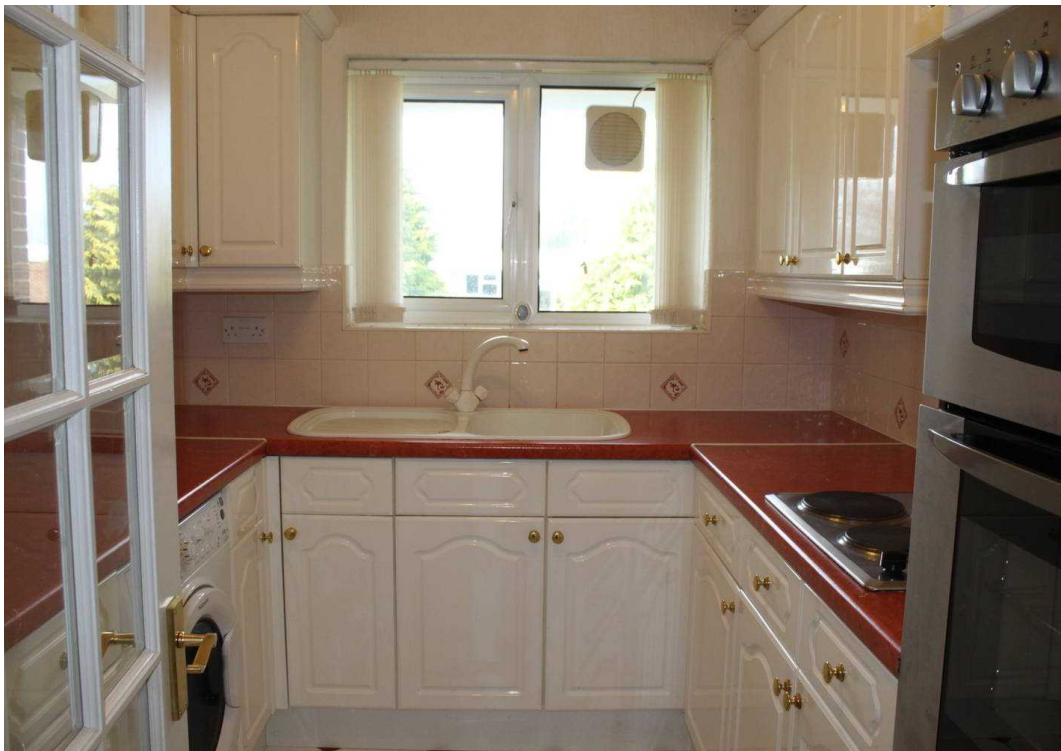
Integrated oven, integrated hob, extractor, microwave, fridge, freezer, washing machine, all carpet and all curtains.

ADDITIONAL INFORMATION

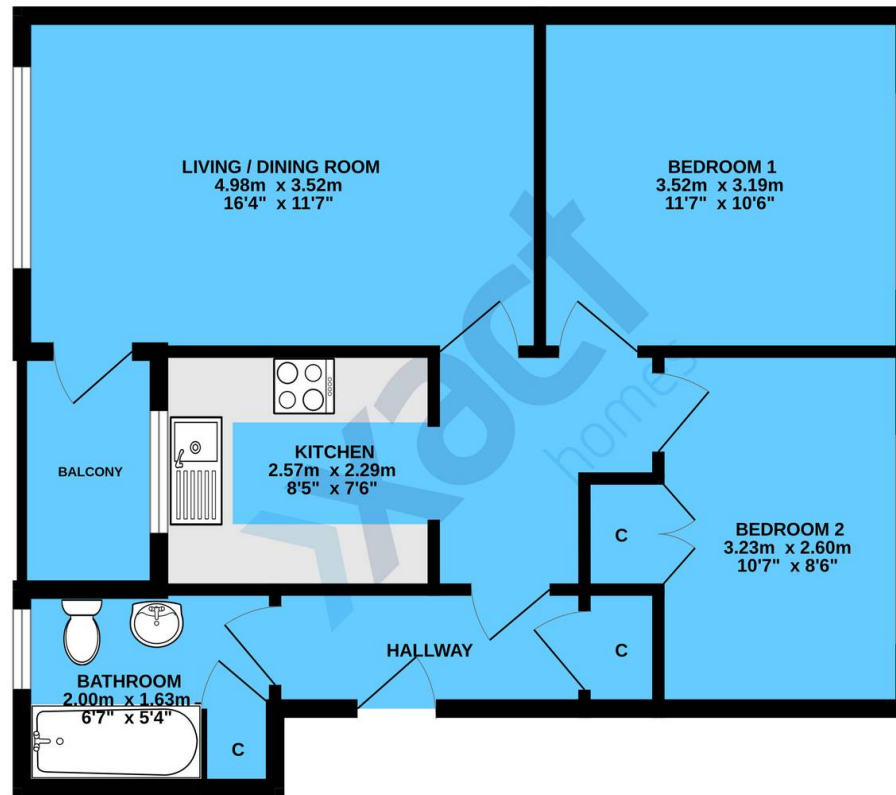
Services - mains gas and electricity. Service charge - £2200.00 (pa).

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.



2ND FLOOR



TOTAL FLOOR AREA: 57.0 sq.m. (614 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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