



Warwick Road, Solihull

Guide Price £200,000





PROPERTY OVERVIEW

Presenting a delightful two-bedroom ground floor retirement apartment, this property offers the epitome of comfortable and convenient living. Boasting a sought-after location with close proximity to local amenities and public transport, this residence is the perfect blend of peaceful surroundings and urban convenience. The property features a spacious open plan living and dining room, ideal for entertaining guests or enjoying a quiet night in. The fitted kitchen provides a functional space for culinary endeavours. Bright and spacious, this home exudes warmth and comfort at every turn. The property includes two bedrooms, one of which is a sizeable principal bedroom with fitted storage, offering ample space for rest and relaxation. A family bathroom caters to daily needs with convenience. Additional features include a private garden accessed via a private entrance, providing a tranquil retreat for residents. Residents can also benefit from communal amenities such as a lounge, secure intercom system, lift access to all floors, a 24 hour care line and site manager available Monday to Friday from 9.00am until 2.00pm. With the added advantage of no upward chain, this property presents a wonderful opportunity for those seeking a relaxed and convenient lifestyle in a well-equipped setting.



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 Retirement Apartment
- NO UPWARD CHAIN
- Walking Distance To Local Amenities
- Private Garden
- Open Plan Living / Dining Room
- Fitted Kitchen
- Two Spacious Bedrooms
- Residents Lounge
- 24 Hour Care Line & Site Manager Available Monday To Friday 9.00am Until 2.00pm





HALL

LIVING/DINING ROOM

23' 4" x 11' 6" (7.11m x 3.51m)

KITCHEN

10' 11" x 6' 4" (3.33m x 1.93m)

PRINCIPAL BEDROOM

13' 9" x 9' 1" (4.19m x 2.77m)

BEDROOM TWO

21' 2" x 9' 3" (6.45m x 2.82m)

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)

TOTAL SQUARE FOOTAGE

73.9 sq.m (796 sq.ft) approx.

OUTSIDE THE PROPERTY

PARKING AVAILABLE AT FRONT & BACK CAR PARKS

PRIVATE GARDEN

COMMUNAL AMENITIES

**ITEMS INCLUDED IN THE SALE**

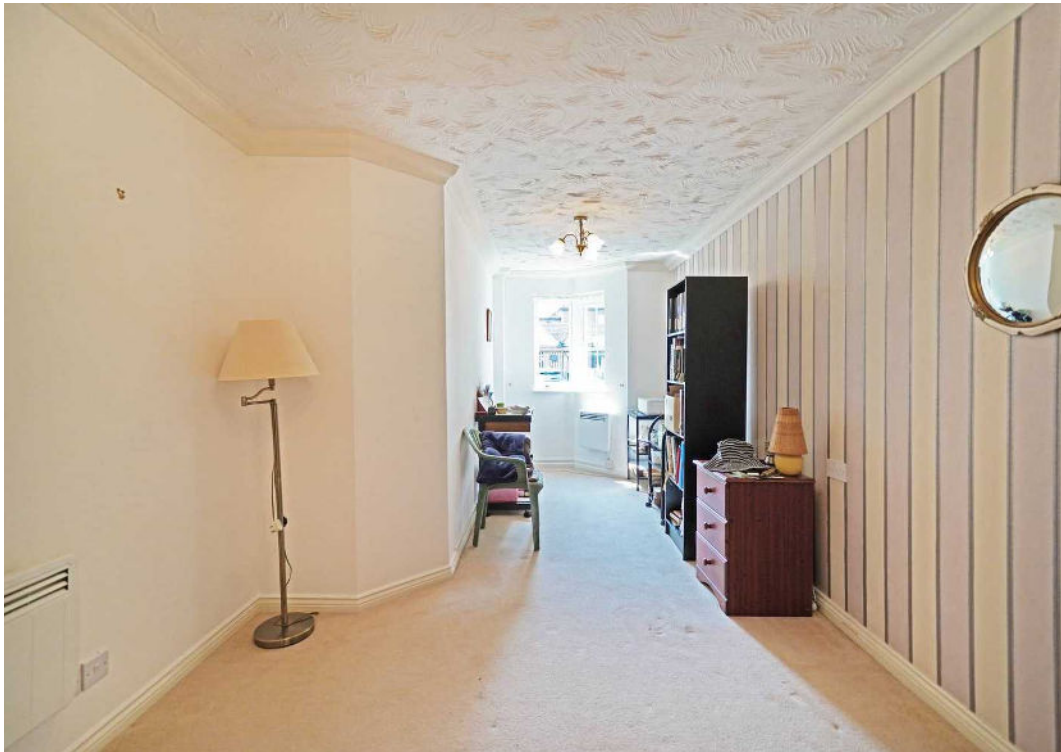
Integrated oven, integrated hob, extractor, fridge, freezer, washing machine (laundry room on top floor), tumble dryer (laundry room on top floor), all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

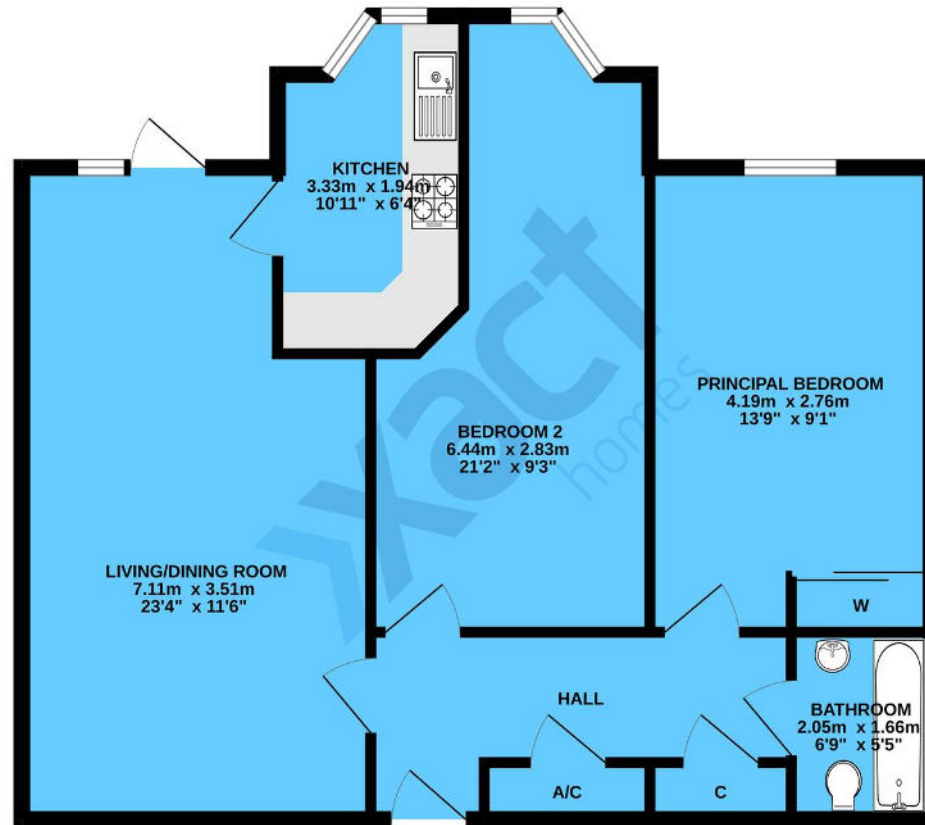
Services - mains electricity and sewers. Broadband - TalkTalk. Service charge - £3,782.57 pa. Ground rent - £933.34 pa.

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
73.9 sq.m. (796 sq.ft.) approx.



TOTAL FLOOR AREA : 73.9 sq.m. (796 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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Xact Homes

6 The Square, Solihull - B91 3RB

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

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