Thorpe Court, Solihull

Guide Price **£200,000**

xact HOMES

PROPERTY OVERVIEW

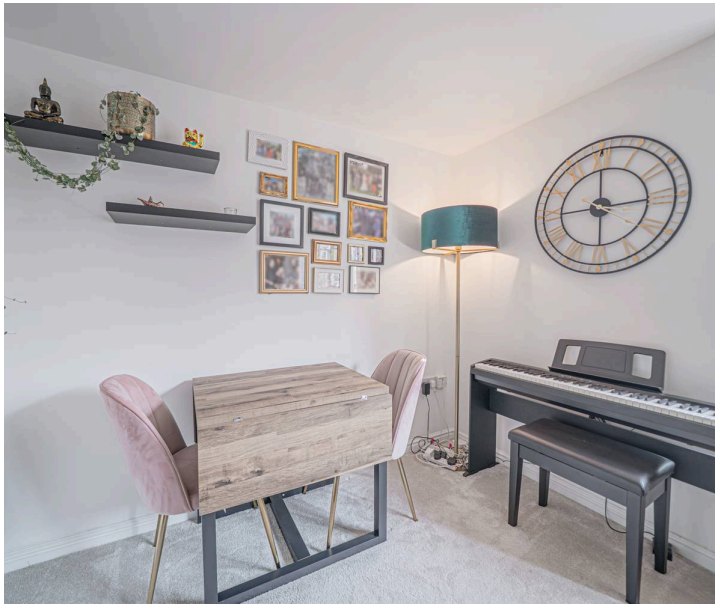
Located within the desirable Borough of Solihull, this well-appointed two-bedroom first-floor apartment, which is offered to the market with the benefit of no upward chain, presents an exceptional opportunity for those seeking modern comfort and convenience. Boasting secure gated allocated parking, residents can enjoy peace of mind knowing their vehicle is safely housed.

Upon arrival, a welcoming porch space greets you - a rare feature not commonly found in apartments, adding a layer of charm to this home.

The property benefits from a spacious and contemporary lounge adorned with a stylish feature fireplace, creating a warm and inviting atmosphere ideal for relaxation and entertaining. Integrated cabinets and shelving with strip lighting further enhance the relaxing ambience, combining both functionality and style.

Adjacent to the lounge, the fully fitted kitchen serves as a culinary haven, equipped with modern appliances and ample storage space, making meal preparations a breeze.

The property also offers two generously proportioned bedrooms, each providing a serene sanctuary for rest and rejuvenation. Both bedrooms share access to a well-appointed bathroom, complete with fixtures and finishes to cater to every-day needs with ease and elegance.



Conveniently positioned within walking distance to the vibrant town centre of Solihull, residents have easy access to an array of amenities including shopping outlets, dining establishments, recreational facilities, and more. The property also benefits from being located within the Ofsted 'Outstanding' Oak Cottage Primary School catchment area. This prime location ensures that all one could desire is within reach, enhancing the overall quality of living for occupants.

Whether you are a first-time buyer looking for a stylish and accessible residence to call your own, or an investor seeking a lucrative opportunity in a sought-after location, this property caters to a variety of lifestyles and investment objectives. For investors, it's worth noting that the apartment has an estimated rental value of between £950pcm and £995pcm, offering the potential for a strong return in a high-demand rental market.

In conclusion, this two-bedroom apartment embodies the essence of contemporary living within the bustling Borough of Solihull. With its prime location, modern features, and versatile appeal, this property presents a unique opportunity to embrace a lifestyle of comfort and convenience.

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

- Well Appointed Two Bedroom First Floor Apartment Set Within The Borough Of Solihull
- No Upward Chain
- Benefiting From Secure Gated Allocated Parking
- The Property Is Comprised Of A Modern Lounge With Feature Fireplace, A Fully fitted Kitchen, Two Well Proportioned Bedrooms And A Family Bathroom
- Set Within Walking Distance To Solihull & All Of The Amenities Solihull Has To Offer
- Catchment Area For Ofsted 'Outstanding' Oak Cottage Primary School
- Ideal For A First Time Buyer Or Investor
- Estimated Rental Value Of £950pcm - £995pcm

ENTRANCE HALLWAY

KITCHEN
8' 10" x 5' 11" (2.70m x 1.80m)

LOUNGE
14' 11" x 11' 2" (4.55m x 3.40m)

PRINCIPAL BEDROOM
11' 6" x 8' 10" (3.50m x 2.70m)

BEDROOM TWO
9' 6" x 7' 9" (2.90m x 2.35m)

BATHROOM
8' 10" x 5' 3" (2.70m x 1.60m)

TOTAL SQUARE FOOTAGE
49.1 sq.m (529 sq.ft) approx.

OUTSIDE THE PROPERTY

SECURE GATED PARKING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, all blinds and all light fittings.

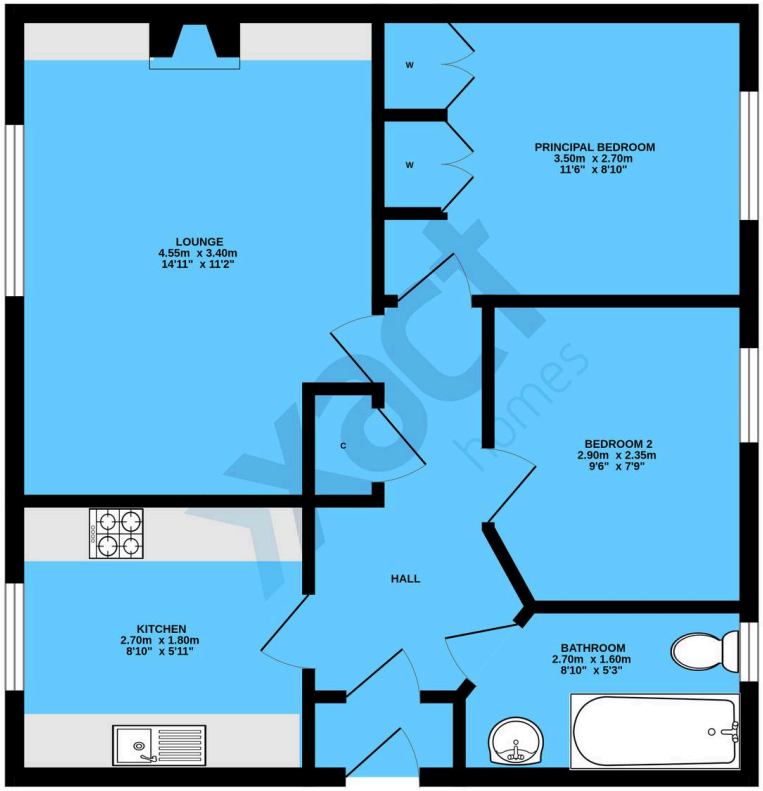
ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTC (fibre to the cabinet). Service charge - £1,780 pa. Ground rent - £176.68 pa.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

1ST FLOOR



TOTAL FLOOR AREA : 49.1 sq.m. (529 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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