

Streetsbrook Road, Solihull

Offers in Region of **£380,000**

xact HOMES







PROPERTY OVERVIEW

Introducing a stunning two-bedroom apartment boasting immaculate presentation and breathtaking views over Solihull. Nestled on the fourth floor of a well-appointed building, this residence offers lift access to all levels, ensuring convenience is paramount. A secure gated parking area with two allocated parking spaces (one of which is an electric vehicle charging space) welcomes you, providing peace of mind for your vehicle(s). The heart of this residence lies in its expansive open-plan kitchen, diner, and family room. High-spec units and a sizeable central island create a functional space perfect for both casual dining and formal entertaining. Large bi-fold doors effortlessly lead onto an expansive balcony, offering ample seating space and a refreshing outdoor experience. Natural light floods the interior, creating a warm and welcoming ambience throughout. The principal bedroom exudes luxury with a generous ensuite bathroom and fitted wardrobes, providing a haven of relaxation and tranquillity. The second bedroom offers versatility, ideal for accommodating guests or serving as a productive home office.







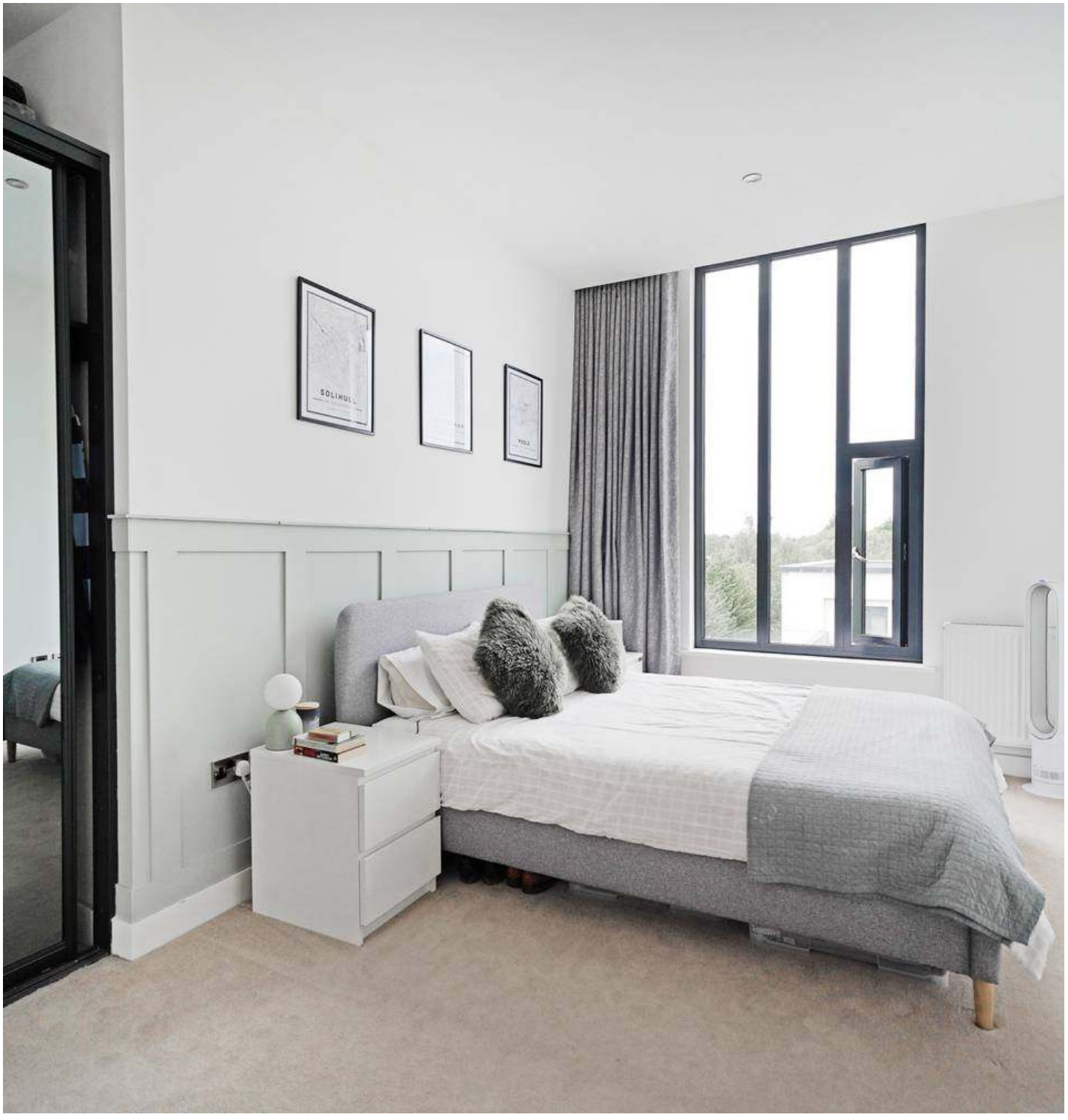
A stylish family bathroom completes the layout, ensuring all your needs are met with finesse. Noteworthy amenities include an electric car charger, a testament to the property's dedication to modern living and sustainability. With a high-spec finish evident in every detail, this home epitomises contemporary elegance and sophistication. In summary, this property offers a rare opportunity to own a chic and modern apartment in a sought-after location, combining luxury living with practicality. Arrange a viewing today to experience the allure of this exceptional residence firsthand.

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



- Luxury Two Bedroom Apartment
- Lift Access To All Floors
- Secure Gated Parking With Electric Charger
- Open Plan Kitchen / Diner / Family Room
- Expansive Balcony
- Principal Bedroom With Ensuite
- Versatile Second Bedroom / Home Office
- Walking Distance To Solihull Station
- Abundance Of Natural Light Throughout, With The Sun The Whole Day In The Summer Months

KITCHEN / DINER / FAMILY ROOM
32' 10" x 14' 0" (10.01m x 4.27m)

BALCONY

PRINCIPAL BEDROOM
15' 3" x 8' 10" (4.64m x 2.69m)

ENSUITE
8' 6" x 5' 7" (2.59m x 1.69m)

BEDROOM TWO / HOME OFFICE
17' 10" x 8' 8" (5.44m x 2.63m)

BATHROOM
7' 10" x 6' 4" (2.38m x 1.94m)

TOTAL SQUARE FOOTAGE
Total floor area: 87.0 sq.m. = 936 sq.ft. approx.

OUTSIDE THE PROPERTY

SECURE GATED PARKING AREA WITH ALLOCATED SPACE

ALLOCATED ELECTRIC CAR CHARGING SPACE

ITEMS INCLUDED IN SALE
Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washer/dryer, all curtains and light fittings, some carpets, car charging point (fitted 2022) and fitted wardrobes in one bedroom.



ADDITIONAL INFORMATION

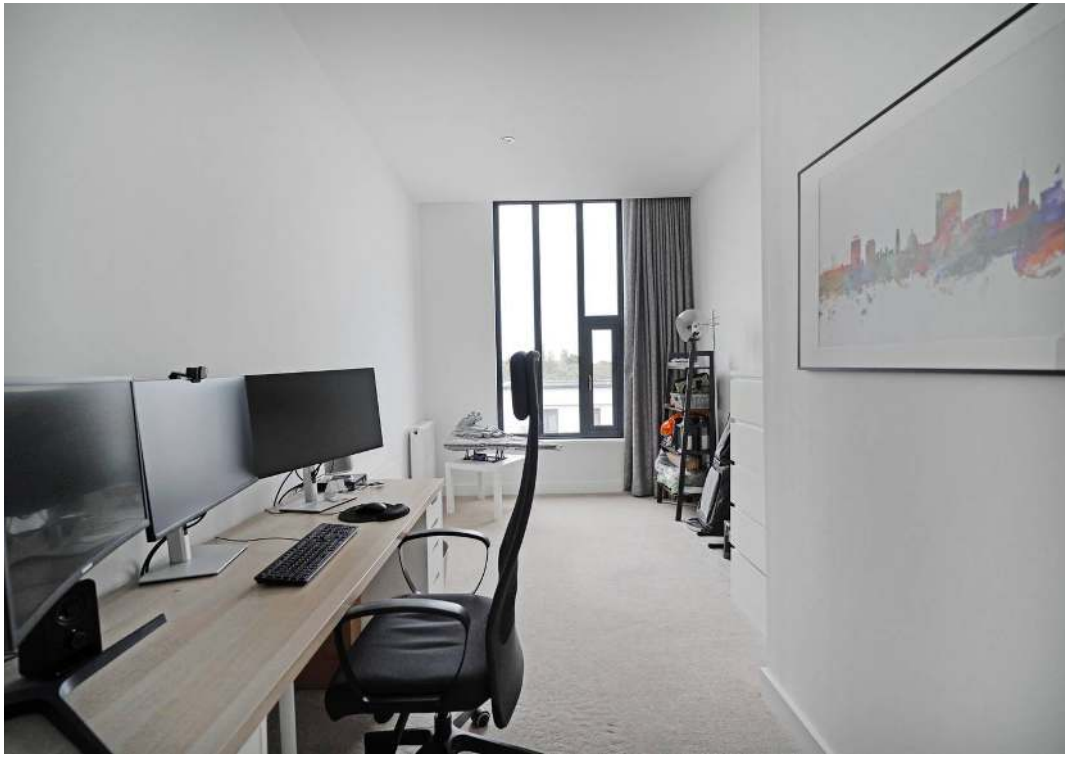
Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £2,831 pa. Ground rent - nil.

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.

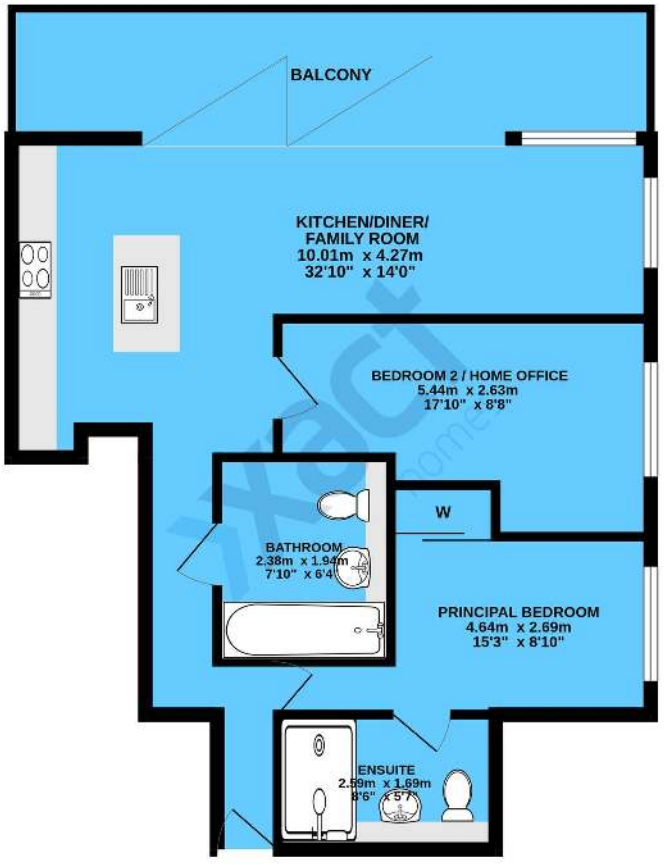








4TH FLOOR



TOTAL FLOOR AREA : 87.0 sq.m. (936 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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