



Old Hall Gardens, Shirley

Guide Price £165,000





PROPERTY OVERVIEW

Delightful one bedroom first floor apartment which is beautifully presented throughout and ideal for first-timer buyers or investors. Marketed with the added benefit of NO UPWARD CHAIN this charming property is set in a prime location close to all local amenities and has excellent transport links. The welcoming entrance hall leads to a large open plan lounge/dining room which is flooded with natural light and includes a Juliet balcony. Connected is a fitted kitchen with integrated appliances and ample storage space. The double bedroom provides a spacious retreat and is serviced via a family bathroom. Outside enjoys well maintained communal grounds and an allocated parking space behind a secure gated entrance.



- Spacious One Bedroom Apartment
- No Upward Chain
- Ideal For First Time Purchaser or Investor
- Spacious Lounge/Dining Room
- Large Bedroom
- Secure Gated Development
- Early Viewing Essential



PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, It encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors, dentist and Monkspath primary school for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Council Tax band: C

Tenure: Leasehold

ENTRANCE HALL

LOUNGE/DINING ROOM

13' 7" x 18' 6" (4.13m x 5.63m)

KITCHEN

7' 9" x 7' 8" (2.37m x 2.34m)

BEDROOM

10' 11" x 14' 7" (3.33m x 4.44m)

BATHROOM

5' 3" x 7' 1" (1.59m x 2.16m)

TOTAL SQUARE FOOTAGE

54.0 sq.m (581 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING

WELL MAINTAINED COMMUNAL GROUNDS

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, all curtains, blinds and light fittings and wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Service charge - £2,003.40 pa. Ground rent - £312.29 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.

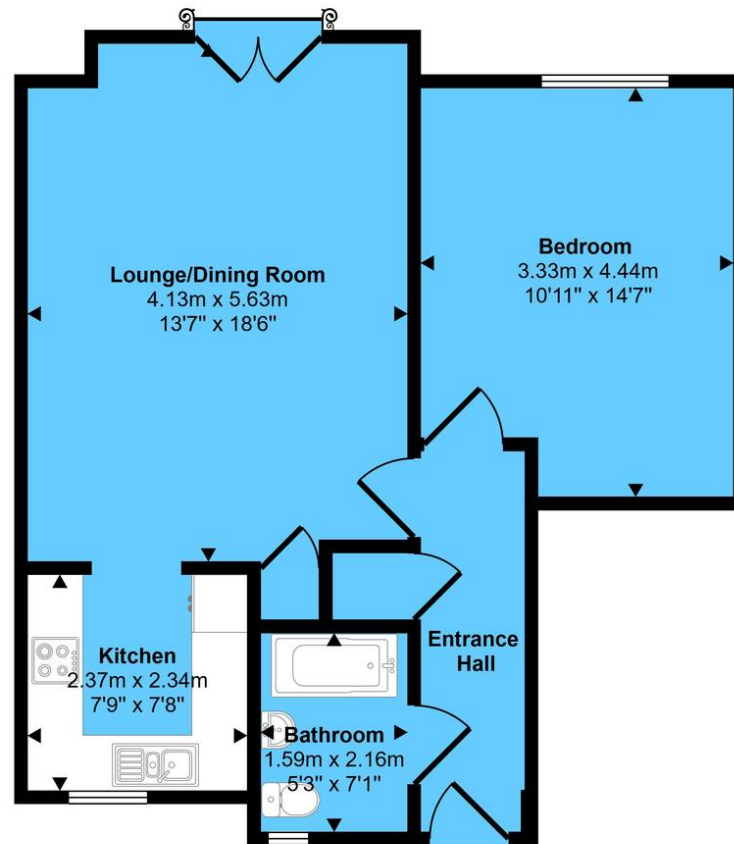
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

Approx Gross Internal Area
54 sq m / 581 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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