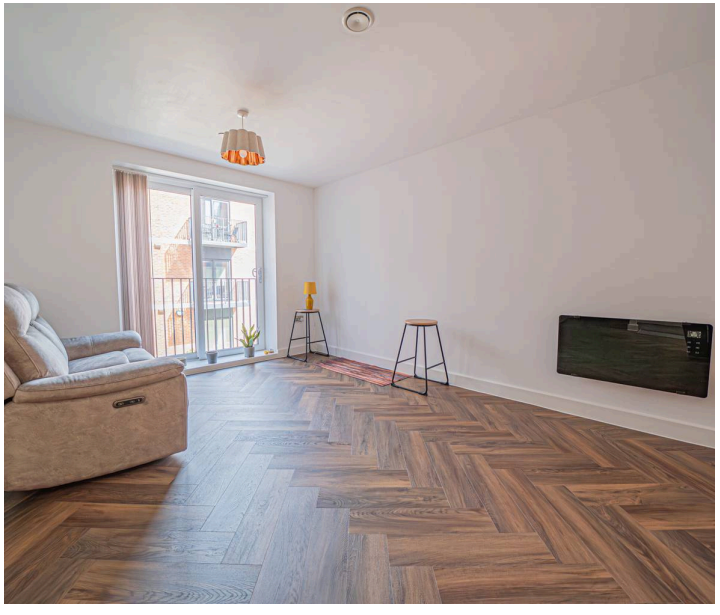
Homer Road, Solihull

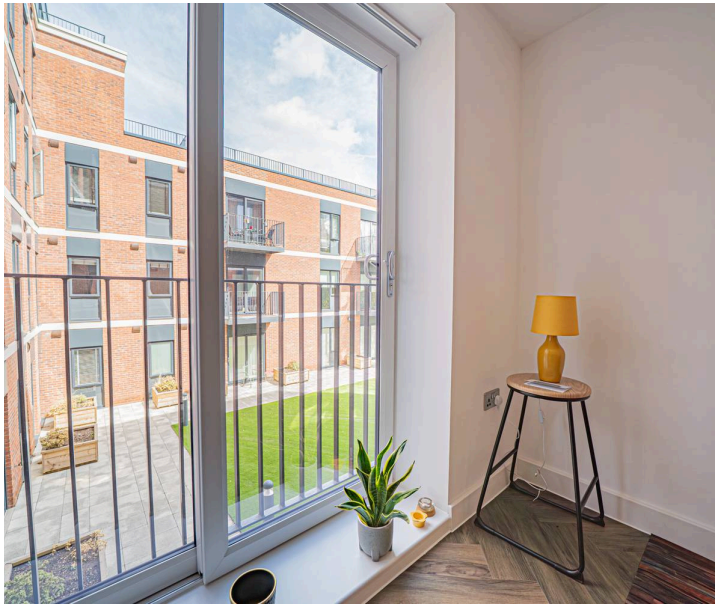
Offers in Region of **£300,000**

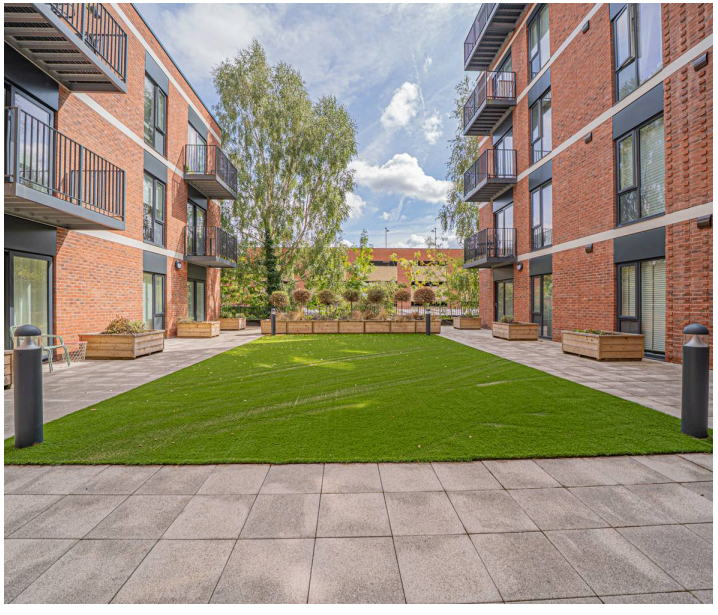
xact HOMES



PROPERTY OVERVIEW

This beautifully presented two bedroom first floor apartment offers contemporary living in the heart of Solihull, just a short walk from Solihull Station and the vibrant town centre and within a good catchment area and key well sought-after school names. Available with no upward chain, the property is perfect for professionals, downsizers, or investors seeking a prime location with excellent transport links and local amenities. Upon entering, you are greeted by a welcoming entrance hallway with built-in storage, providing a practical solution for coats and shoes. The spacious open plan kitchen/dining and living room is the true heart of the home, featuring fully integrated modern appliances, ample space for both relaxation and entertaining, and an abundance of natural light streaming in through a Juliet balcony that offers a pleasant outlook over the courtyard area. Both bedrooms are generously sized doubles, each with fitted wardrobes to maximise storage. The principal bedroom enjoys the added benefit of a stylish en-suite shower room, while the second bedroom is served by a contemporary family bathroom. Additional storage is thoughtfully integrated throughout the apartment, ensuring a clutter-free living environment. Residents benefit from well maintained communal areas (including gardens and outdoor seating for relaxation), as well as convenient lift access to all floors, making the apartment suitable for all ages and mobility needs.





The property also includes one allocated parking space, providing peace of mind for those with a vehicle. With its modern finish, excellent storage solutions, and prime location, this apartment represents a rare opportunity to acquire a turnkey home in one of Solihull's most sought-after addresses. Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

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: E

Tenure: Leasehold

- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Immaculately Presented Throughout
- Prime Location Within Walking Distance Of Solihull Station
- Modern Integrated Appliances Throughout
- Flooded With Natural Light & Views Of Courtyard Area
- Allocated Parking Space
- Ample Storage & Fitted Wardrobes
- Juliet Balcony & Lift Access To All Floors
- Good Catchment Area & Key Well Sought-After School Names

ENTRANCE HALLWAY

KITCHEN/DINING & LIVING ROOM
16' 4" x 16' 10" (4.97m x 5.12m)

PRINCIPAL BEDROOM
11' 7" x 14' 11" (3.52m x 4.54m)

ENSUITE
6' 6" x 4' 8" (1.97m x 1.42m)

BEDROOM TWO
8' 10" x 11' 1" (2.69m x 3.39m)

BATHROOM
5' 11" x 6' 8" (1.81m x 2.02m)

TOTAL SQUARE FOOTAGE
71.0 sq.m (764 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING
Secured gated access, and covered allocated parking space

WELL MAINTAINED COMMUNAL AREAS

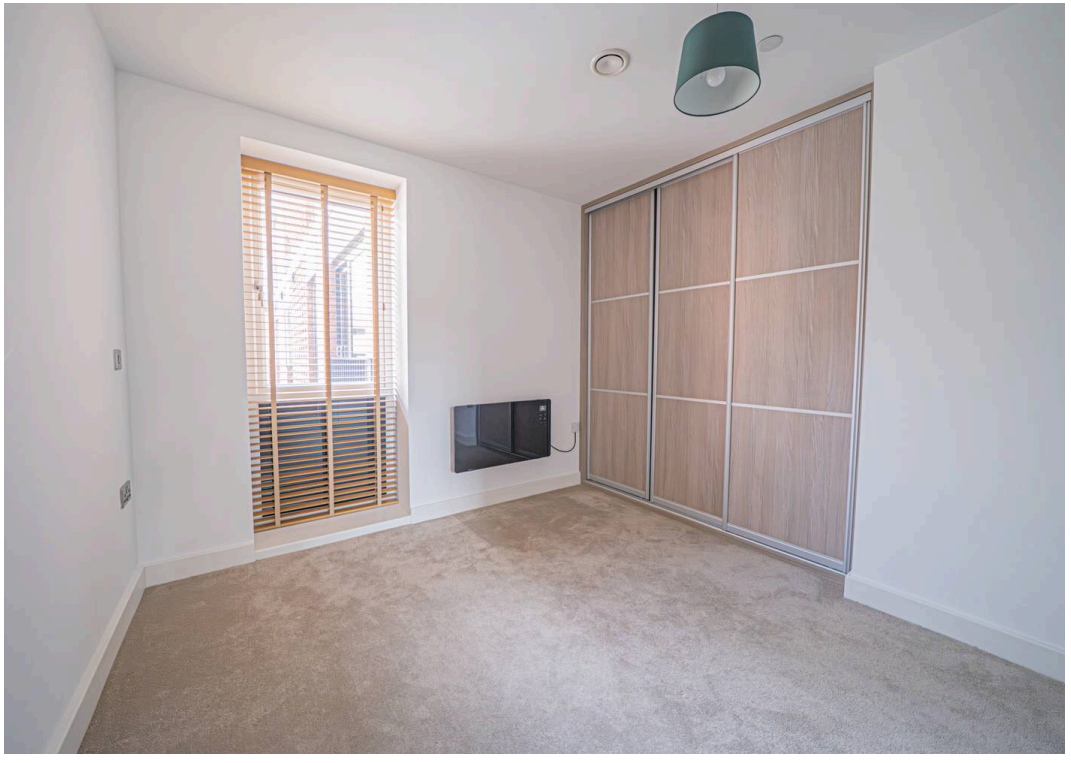
ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, fridge, fridge/freezer, dishwasher, washer/dryer, some carpets (2 bedrooms), all blinds and light fittings, CCTV, car charging point (fitted 2024), five individual electrical heater panels, one electrical boiler tank, MVHR Mechanical Ventilation Heat Recovery system (24/7 air quality and humidity control) and high quality fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

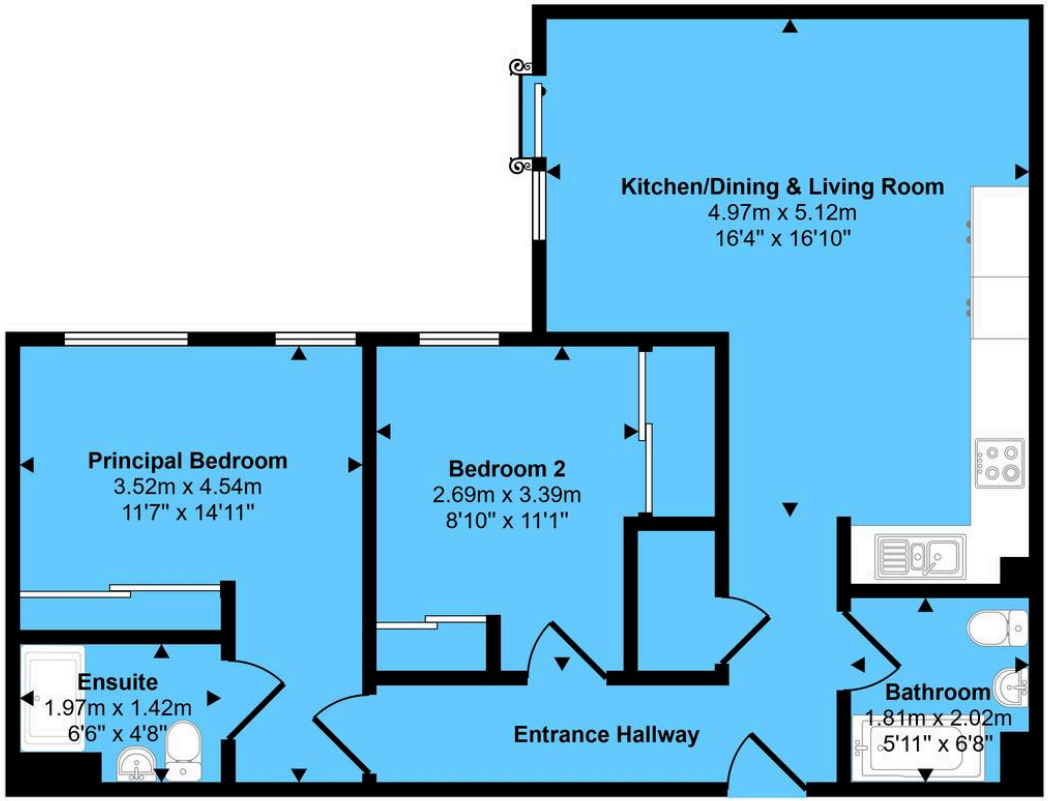
Services - water on a meter, mains electricity and sewers. Service charge - £2,575.44 pa. Ground rent - nil.

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.



Approx Gross Internal Area
71 sq m / 764 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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