



Thorpe Court, Solihull

Guide Price £190,000





PROPERTY OVERVIEW

This well-presented two bedroom second floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. The property is offered with no upward chain, providing a straightforward purchase process. Set within well maintained communal grounds, the apartment benefits from a secure gated entrance to the car park and an allocated parking space. The spacious living and dining room provides a welcoming area for relaxation and entertaining, while the fitted kitchen is equipped with ample storage and workspace. Both bedrooms are well proportioned and benefit from pleasant outlooks, with the family bathroom conveniently situated off the hallway. The apartment's layout is designed for comfortable living and the building is ideally located close to a range of local amenities and excellent transport links, making daily commuting and shopping easy and convenient. Whether you are looking for a low maintenance home or a sound investment in a sought-after location, this apartment is well worth viewing.





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

- Two Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsizers
- Great Location Close To Local Amenities & Transport Links
- Secure Gated Entrance With Allocated Parking Space
- Maintained Communal Grounds
- Early Viewing Essential

HALLWAY

LIVING & DINING ROOM

15' 0" x 11' 3" (4.58m x 3.43m)

KITCHEN

9' 10" x 8' 2" (3.00m x 2.49m)

BEDROOM ONE

11' 6" x 8' 5" (3.50m x 2.56m)

BEDROOM TWO

8' 10" x 8' 10" (2.69m x 2.69m)

**BATHROOM**

8' 10" x 5' 3" (2.69m x 1.60m)

TOTAL SQUARE FOOTAGE

52.0 sq.m (560 sq.ft) approx.

OUTSIDE THE PROPERTY**ALLOCATED PARKING****COMMUNAL GROUNDS****ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Xpelair extrator, Sony microwave, Beko fridge/freezer, Samsung dishwasher, Zanussi washing machine and all carpets, curtains, blinds and light fittings.

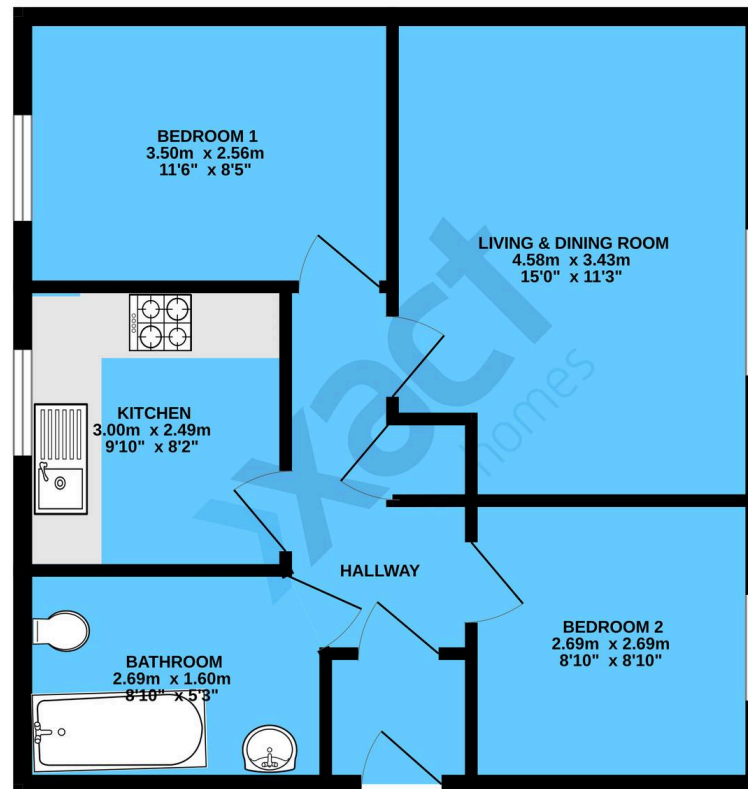
ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded. Service charge - £1,083.50 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.

GROUND FLOOR



TOTAL FLOOR AREA : 52.0 sq.m. (560 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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