



White House Green, Solihull

Guide Price £280,000





PROPERTY OVERVIEW

This immaculately presented second floor apartment is offered to the market with no upward chain and occupies a prime position at the end of a quiet road, ideally situated close to local amenities, reputable schools and excellent transport links. Upon entering the property, you are greeted by a welcoming entrance hallway that features useful storage space, perfect for coats, shoes or household essentials. The heart of the home is a large open plan living and dining room, which is flooded with natural light from expansive windows that provide pleasant views of the well-maintained communal gardens. The adjoining spacious fitted kitchen benefits from ample work surfaces and generous storage, making it well-suited for keen cooks or those who enjoy entertaining. The apartment offers two generously sized bedrooms, both with fitted wardrobes for convenient storage. Bedroom two is currently arranged as a home office, offering flexibility for remote working or study. A large family bathroom serves the apartment, featuring modern fittings and plenty of space for comfortable daily living.





Residents benefit from shared off road parking as well as a single garage located in a separate block (with the option to purchase a second garage subject to separate negotiation), providing secure parking or additional storage solutions. This property is ideal for a wide range of buyers, including first-time purchasers, downsizers seeking a low-maintenance home or those in search of a convenient lock up and leave. With its combination of generous proportions, abundant natural light and a sought-after location, this apartment represents a rare opportunity to acquire a stylish and comfortable home in a highly regarded area. Early viewing is highly recommended to appreciate the quality of accommodation 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: D

Tenure: Leasehold





- Immaculately Presented Two Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Prime Location Close To All Local Amenities, Schools & Transport Links
- Option To Purchase Second Garage By Negotiation
- Well Maintained Communal Gardens
- Abundance Of Natural Light Throughout
- Ideal For A Range Of Buyers
- Large Open Plan Living / Dining Room
- Two Generously Sized Double Bedrooms
- Early Viewing Essential

ENTRANCE HALLWAY

KITCHEN

13' 5" x 14' 1" (4.10m x 4.29m)

LIVING/DINING ROOM

13' 4" x 23' 10" (4.06m x 7.26m)

BEDROOM ONE

13' 1" x 14' 5" (3.99m x 4.39m)

BEDROOM TWO

13' 8" x 10' 2" (4.17m x 3.11m)

BATHROOM

6' 4" x 9' 10" (1.92m x 2.99m)

TOTAL SQUARE FOOTAGE

94.0 sq.m (1013 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

AEG Integrated oven, AEG Integrated hob, Extractor, CDA Fridge, Freezer, Kenwood Dishwasher.



ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTC (fibre to the cabinet).

Service charge – £1,860 pa. plus £40 for additional garage, paid quarterly in advance. Ground rent – nil.

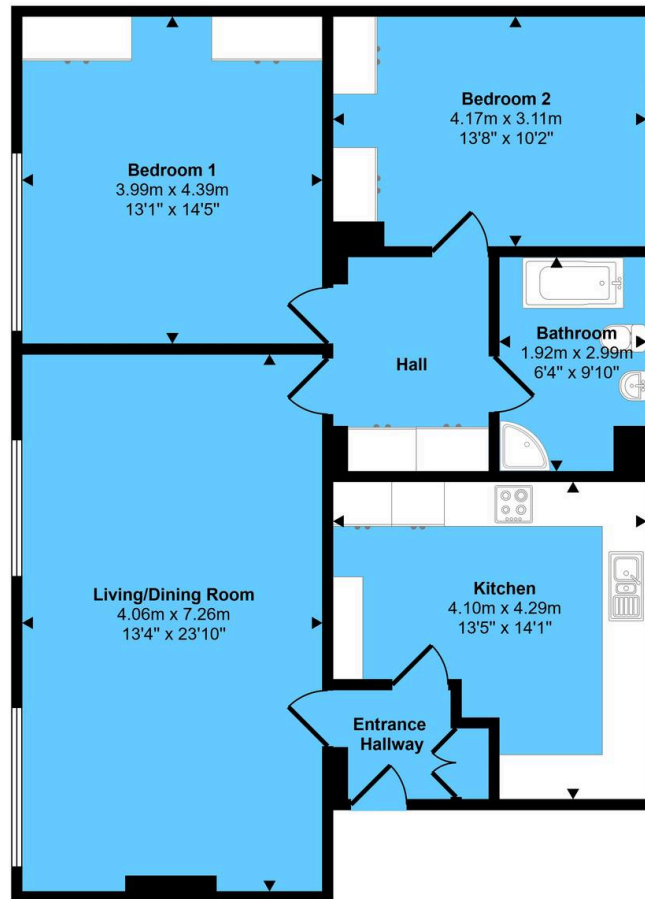
INFORMATION FOR POTENTIAL BUYERS

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
94 sq m / 1013 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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