

Horton & Senate



8 Alderwood Place Princes Way, Solihull, B91 3HX

£245,000

- Ground Floor Apartment
- En-suite Shower Room
- Gas Central Heating
- 2 Double Bedrooms
- Refitted Kitchen
- Patio/Terrace
- Garage in Separate Block
- Double Glazed

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Horton & Senate are pleased to offer this is ground floor two double bedroom apartment, with garage in separate block and off road parking. Situated within the sought-after Tudor Grange Academy catchment.

Located within walking distance of Solihull town centre, furthermore residents benefit from easy access to the motorway and close proximity to rail services, enhancing connectivity and commuting options. Benefiting from double glazing, gas central heating and comprising of secure communal entrance to front and rear with intercom system, entrance hallway with fitted storage, lounge/diner with access onto patio/terrace, refitted kitchen, fitted wardrobes to both bedrooms, master bedroom with en-suite shower room, refitted family bathroom with shower over bath.

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Council Tax Band:



Approach

Upon entering the apartment, you're greeted by a spacious and inviting, well-maintained communal hallway.

Lounge/ Diner

4 x 6.51

Double glazed window and central heating radiator, access to balcony.

Kitchen

3.25 x 4.08

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated gas hob and electric oven.

Bathroom

1.96 x 2.95

Refitted bathroom with double glazed window to the front elevation, wc, wash basin, bath with shower, central heating radiator.

Bedroom 1

3.75 x 4.36

Central heating radiator, access to balcony plus in-built wardrobes and modern en-suite.

Bedroom 2

3.20 x 2.95

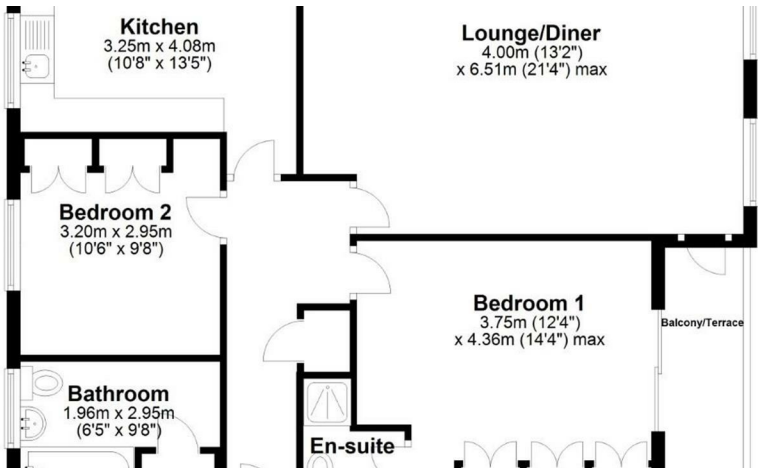
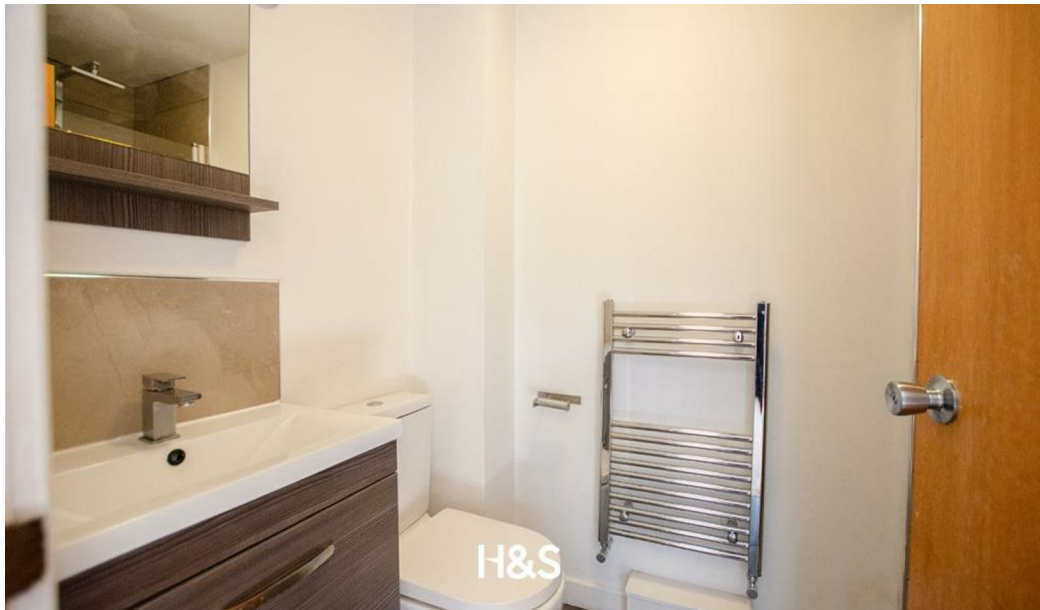
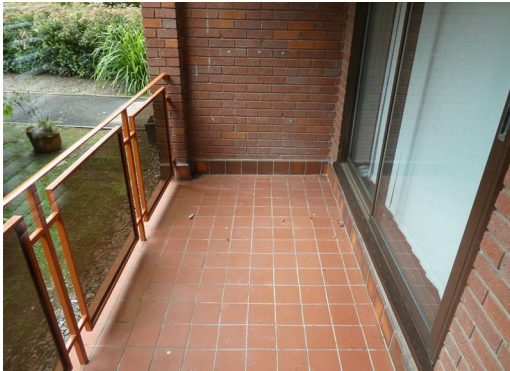
Double glazed window to front elevation and central heating radiator.

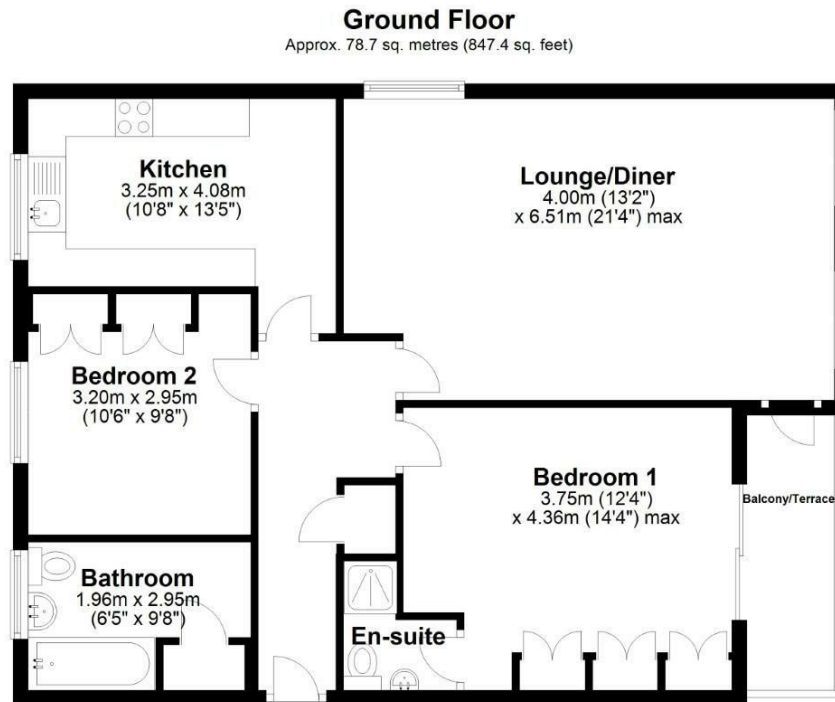
Outside the property benefits off road parking and a single garage located in a detached block.

The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'.

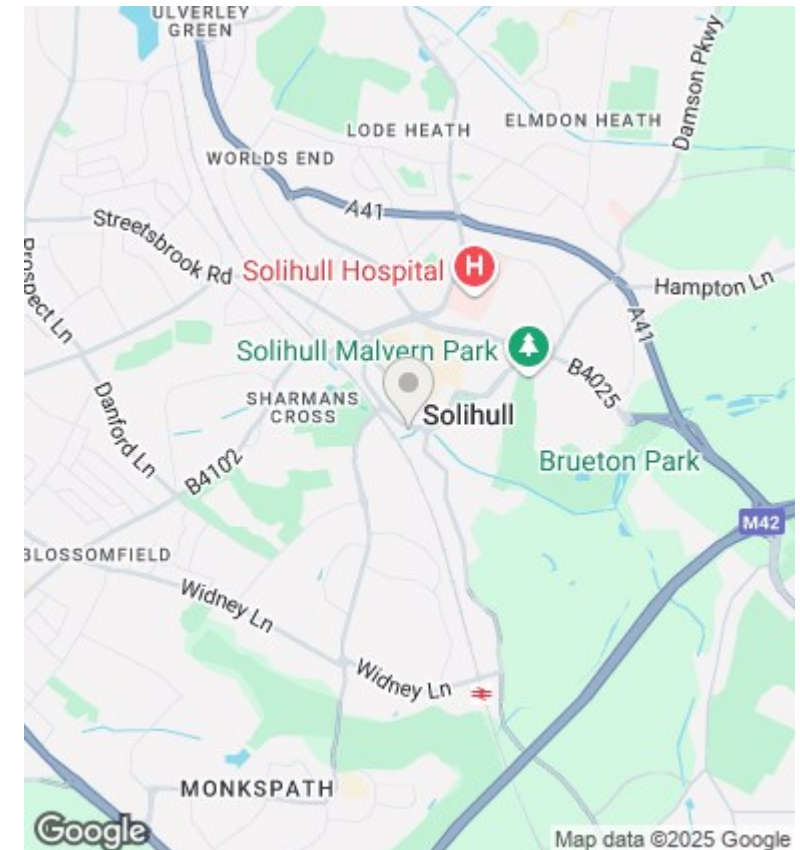






Total area: approx. 78.7 sq. metres (847.4 sq. feet)

This floor plan is not to scale and is for illustration/marketing purposes of Senate Property Services Ltd.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		