

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 620 Sq Ft  
**TENURE** - Leasehold with 123 years remaining  
**SERVICE CHARGE** - £2,600.00  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - C  
**BROADBAND** - Upload Max 1000Mbps Download Max 1000Mbps  
**MOBILE** - EE Three O2 Vodafone  
**EPC** - E - 54  
**PARKING** - Communal Parking and Garage  
**FLOODRISK** - Very Low  
**SERVICES** - Mains, Electric only  
**COVENANTS** - N/A

Are you an investor  
interested in expanding your  
portfolio?

**Call 0121 775 0101 to provide your  
investment criteria for alerts.**

## 32 Croftleigh Gardens

**Kingslea Road, Solihull, B91 1TG**  
**Offers Over £175.000**

Built in 1959, this well proportioned first floor flat on Kingslea Road offers around 620 square feet of comfortable, well laid out living space. With two double bedrooms, a bright reception room, a separate kitchen and a private balcony, it makes an ideal home for first-time buyers, downsizers or investors looking for a solid, reliable property in a popular part of Solihull.

### FEATURES

- Delightful First Floor Apartment
- Two Great Sized Double Bedrooms
- Spacious Living / Dining Room
- Separate Kitchen
- Single Garage & Communal Parking
- Balcony Overlooking the Well-Maintained Communal Grounds
- Walking Distance to Solihull Town Centre
- Ideal For First-Time Buyers & Investors



SCAN TO **VIEW OUR**  
**WEEKLY FILMS &**  
**SUBSCRIBE**

### **Sneak Peeks**

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### **The Landlord Club**

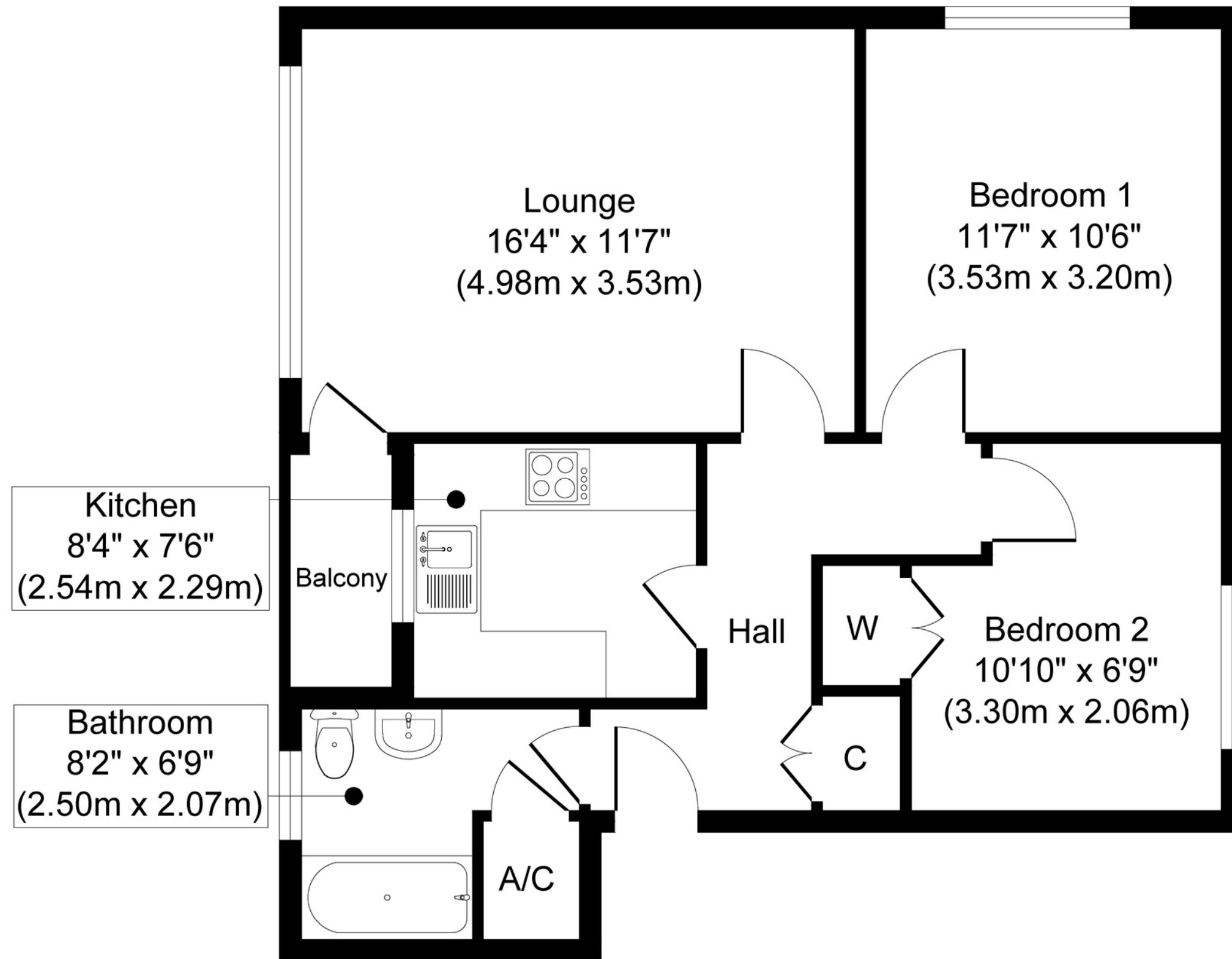
Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### **HTSPMD**

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### **The Mortgage Update**

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



**Approximate Floor Area**  
**620 sq. ft**  
**(57.60 sq. m)**