



18 Fazeley Close

, Solihull, B91 3HB

Offers over £245,000



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HS Homes are proud to present this spacious and well maintained 2-bedroom apartment situated in the heart of Solihull. Perfectly situated close to Solihull Town Centre, you'll have easy access to shopping, dining, and entertainment options. The apartment comprises of 2 bedrooms, 2 bathrooms, open plan living area, dining area and a kitchen. There is one allocated parking space and ample visitor spaces too. Whether you're a first time buyer or investor looking to add to your portfolio. If you are a landlord and looking to invest, Fazeley Close would bring a rental income of approximately £1,200 pcm, ground rent and service charge totalling £1450 per annum which would bring you a net yield of 5.29%.

On Approach

Fazeley Close is conveniently situated off George Road next to Morrisons which leads to Solihull Town Centre and beside New Road which leads to Malvern and Bruton Park. There is a secured entry system to the apartments which offers security and peace of mind. This apartment comes with an allocated parking space and ample visitor parking spaces too. Taking the stairs to the second floor where there is an outside storage cupboard and the main entrance to the apartment.

Entrance Hallway

Stepping in through the front door and into the hallway, which leads on to the 2nd bedroom, living area, bathroom, and master bedroom at the end of the hallway. The hallway has 2 storage cupboards, a cloak room, and loft access which is boarded, giving you even more storage space. There is a radiator, ceiling light and carpet throughout.

Bedroom Two

The first room on the right is the second bedroom which has a double-glazed window, a radiator, ceiling light and carpet throughout.

Living Area

The living area has 2 double-glazed windows allowing plenty of natural light to flow through this room. There are 2 radiators, 2 ceiling lights and carpet throughout.

Dining Area

Tucked away to the side of the living area, and next to the kitchen, is a space for all of your dining room furniture. The dining area has a double-glazed window, radiator, ceiling light and wooden flooring throughout.

Kitchen

The kitchen has a built-in oven, 4 ring gas hob with extractor fan, a freestanding fridge freezer and a sink with a mixer tap. There is a 3-way spotlight ceiling light and wooden flooring throughout.

Bathroom

The family bathroom comprises of a shower over bath, toilet, sink with hot and cold-water taps. There is a radiator, ceiling light and tile effect flooring throughout.

Master Bedroom

The main bedroom has a double-glazed window and built-in wardrobes for extra storage space. There is a radiator, ceiling light and carpet throughout.

Ensuite

From the master bedroom in the ensuite. The

ensuite comprises of a shower, toilet, sink with hot and cold-water taps. With a radiator, ceiling light and tile effect flooring throughout.

The Location

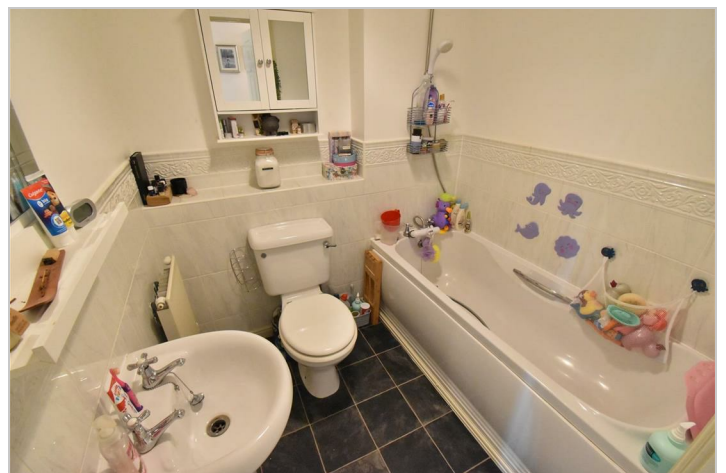
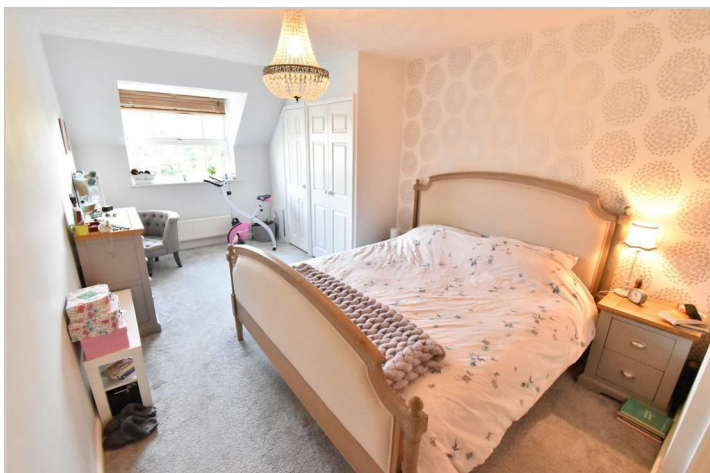
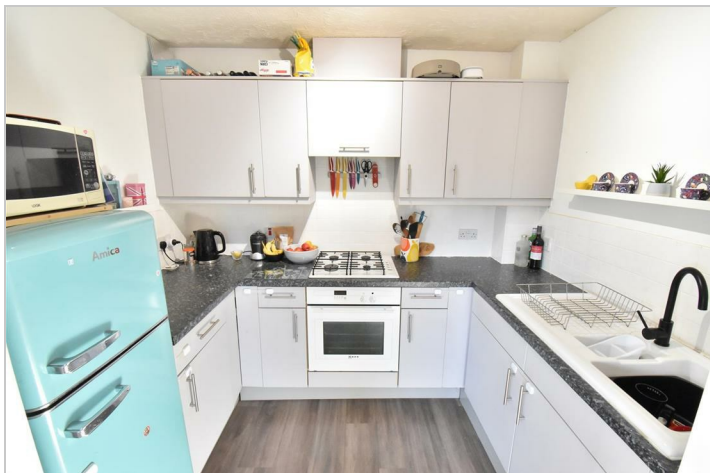
Situated less than half a mile from Solihull Town Centre which offers a wide variety of shops ranging from high street names, designer brands to small independent boutiques. It also offers an excellent selection of dining experiences too, ranging from fine dining, contemporary cafes to local traditional pubs.

If you have a young family, schools will be a major consideration for you. Fazeley Close is situated in catchment for a variety of good and outstanding primary and secondary schools.

If it's the outdoors you prefer, you can find plenty of nature reserves, parks and canal walks nearby. Solihull borough has over 150 miles of public rights of way, so getting outdoors and enjoying the wildlife couldn't be easier. Malvern and Bruton Park is on your doorstep which offers wide open recreation spaces and natural wildlife of Brueton, to the formal gardens, café and play area of Malvern, you will always find something to enjoy here.

With excellent transport links to the M42, M40, M6 and M5, getting around the UK is simple. For those who don't drive, then Solihull Railway Station is situated just under half a miles from Fazeley Close, which offers easy access to both Birmingham City Centre and London. If you want to escape the UK then Birmingham airport is 8 miles away, with over 150 direct flights running daily.

Solihull is the perfect location if you enjoy a countryside lifestyle and being close to all local amenities.



Road Map



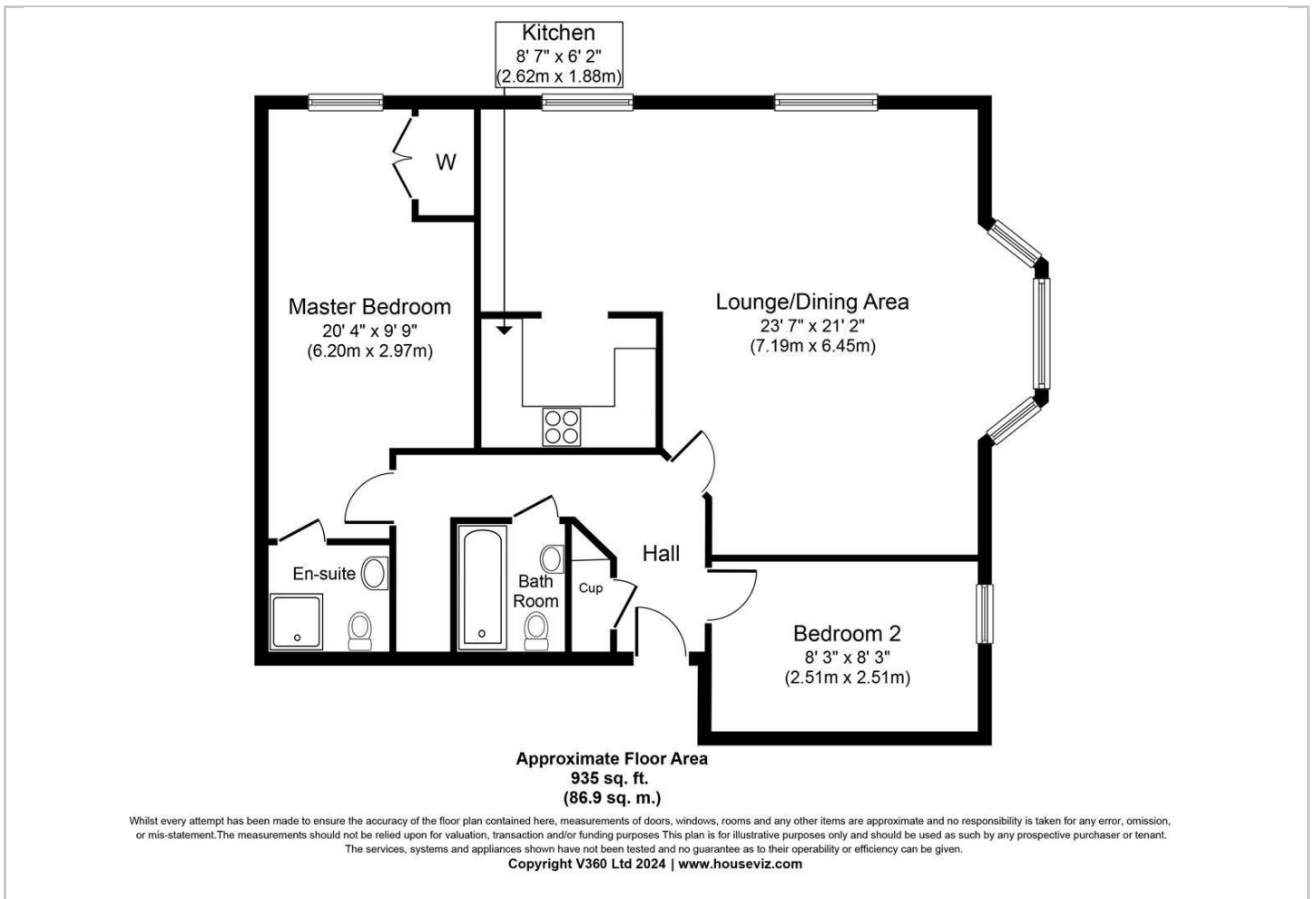
Hybrid Map



Terrain Map



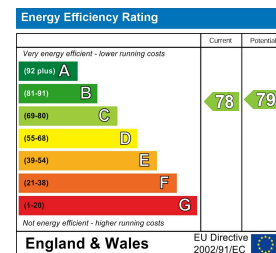
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.