

Milcote Road,



2 1 1 D

Offers Over £200,000

Milcote Road,

- Apartment Flat
- 2 Bedrooms
- Double Glazing
- Ideal Family Home
- Reception Room
- Off-Road Parking
- Communal Garden
- Ideal Buy to Let

Tenure: Leasehold
Council Tax Band: C

KLARICO Estate Agents are delighted to present this stunning 2 Bedroom apartment flat located within a prominent part of Solihull. Good condition. Book you're viewing now to avoid disappointment!

Nestled on the desirable Milcote Road in Solihull, this charming flat offers a perfect blend of comfort and convenience. Spanning an impressive 767 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

The flat boasts a welcoming reception room, providing a delightful space for relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout. The bathroom is well-appointed, catering to all your daily needs.

Constructed between 1970 and 1979, this property combines classic charm with modern living. The location is particularly appealing, offering easy access to local amenities, parks, and excellent transport links, ensuring that everything you need is within reach.

Additionally, the flat includes parking for one vehicle, a valuable feature in this sought-after area. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy life in Solihull. Do not miss the chance to make this delightful flat your new home.

Reception

3.51m x 6.56m (11'6" x 21'6")

Double glazed bay windows to rear, carpet flooring, ceiling lights, skirting

Kitchen

3.25m x 2.56m (10'8" x 8'5")

Double glazed window to front, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with separate taps, integrated extractor fan

Bedroom 1

3.51m x 4.09m (11'6" x 13'5")

Double glazed window to rear, carpet flooring, skirting, ceiling light, Built up wardrobes

Bedroom 2

3.35m x 2.74m (11'0" x 9'0")

Double glazed window to front, carpet flooring, skirting, ceiling light, Built up wardrobes

Bathroom

1.97m x 1.77m (6'6" x 5'10")

Privacy double glazed window to front, tile flooring, wall tiles, bathtub with separate taps, shower unit over bath, wash basin with separate taps, extractor fan

WC

1.97m x 1.11m (6'6" x 3'8")

Laminate flooring, toilet, ceiling light, extractor fan

Communal Garden

Spacious garden, laid lawn, Hedge shrubs

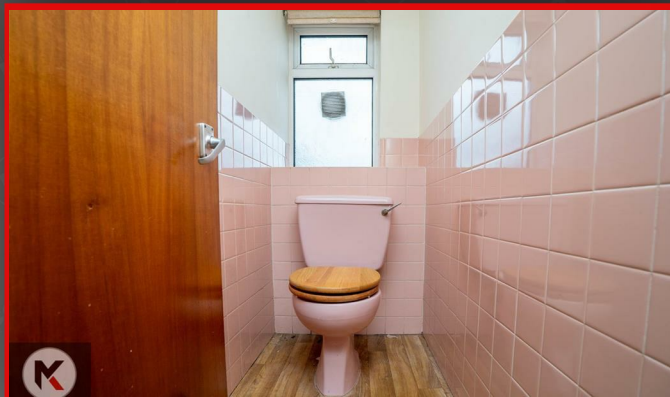
Directions



Milcote Road,



Milcote Road,



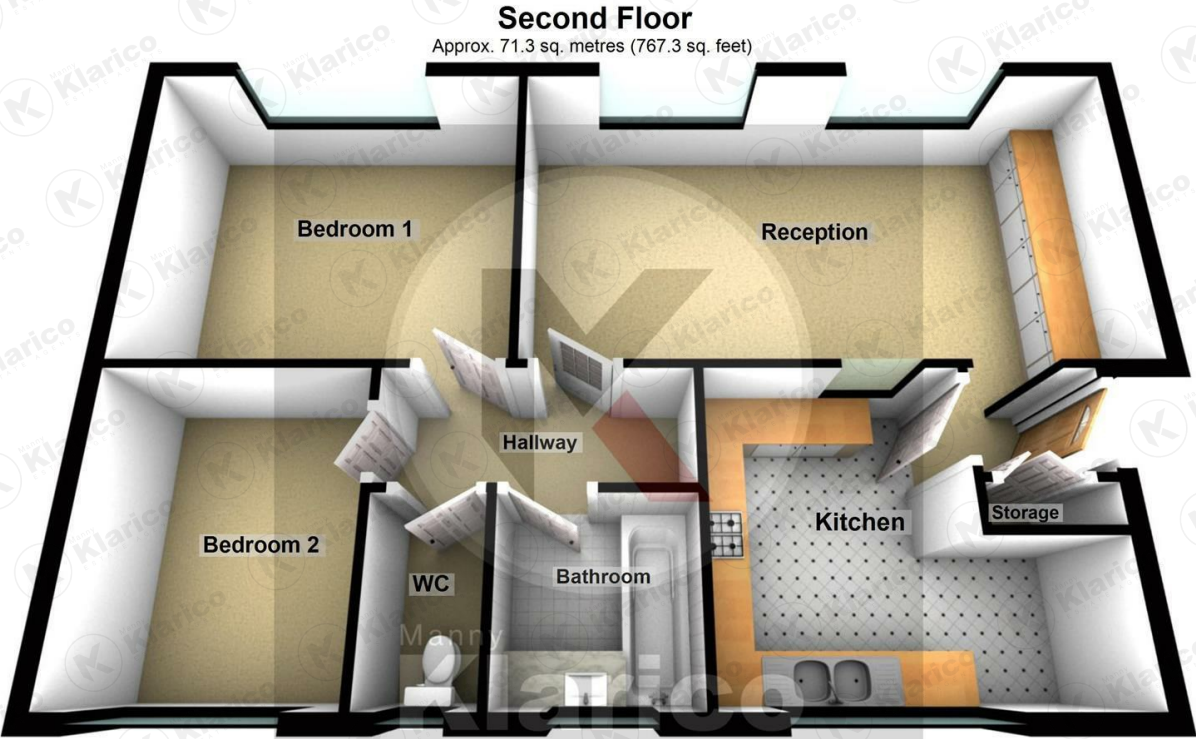
Milcote Road,



Milcote Road,



Manny
Klarico
ESTATE AGENTS



Second Floor
Approx. 71.3 sq. metres (767.3 sq. feet)

Total area: approx. 71.3 sq. metres (767.3 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	65		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

332 Hob Moats Road
Birmingham
B92 8JT

0121 750 0390
www.mannyklarico.co.uk

