



Collingtree Court, Solihull B92 7HU

welcome to

Collingtree Court, Solihull

A well presented two bedroom first floor apartment in the popular complex of Collingtree Court, set back off the Warwick Road in Olton, Solihull. The home is ideal for First Time Buyers looking to get onto the property ladder or an investment opportunity with fantastic access to local amenities.

Agent Note

The Council Tax Band C

Entrance Porch

Secure communal entrance with door to access car park and stairs rising to the upper floors.

Entrance Hall

Door to front. Central heating radiator, telecommunications and access to storage.

Lounge-Diner

13' 7" x 11' 1" (4.14m x 3.38m)

Double glazed door to side with Juliet Balcony. Double glazed window to rear. Central heating radiator.

Kitchen

8' 11" x 8' 7" (2.72m x 2.62m)

Double glazed window to side. A range of wall and base units with sink and drainer. Integrated appliances (oven, dishwasher, fridge-freezer & washing machine). Gas hob with extractor hood over. Central heating radiator, tiling to splash prone areas and access to storage cupboard (housing the boiler).

Bedroom One

15' 9" x 8' 11" Max (4.80m x 2.72m Max)

Double glazed window to rear. Central heating radiator and built-in-wardrobe.

Ensuite

Wall mount toilet, hand wash basin with pedestal and shower cubicle. Central heating radiator and tiling to splash prone areas.

Bedroom Two

12' 2" plus door recess x 9' (3.71m plus door recess x

2.74m)

Double glazed door to side with Juliet Balcony. Central heating radiator and built-in-wardrobe.

Bathroom

Wall mount toilet, hand wash basin with pedestal and bath. Central heating radiator and tiling to splash prone areas.

Parking

Secure gated access with allocated parking space.





view this property online shipways.co.uk/Property/SLY111441



welcome to

Collingtree Court, Solihull

- TWO BEDROOM FIRST FLOOR APARTMENT
- LOUNGE-DINER
- KITCHEN
- ENSUITE TO MASTER BEDROOM
- BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2500.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2005.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£165,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online shipways.co.uk/Property/SLY111441



Property Ref:
SLY111441 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk