



# Alder Park Road, Solihull

## Offers Around £250,000

- FIRST FLOOR APARTMENT
- KITCHEN BREAKFAST ROOM
- WELL KEPT COMMUNAL GARDENS
- SINGLE GARAGE
- TWO LARGE BEDROOMS
- LEASEHOLD
- COMMUNAL PARKING
- COMPETITIVE SERVICE CHARGE

White Falcon Court is sited just off Alder Park Road which leads directly from Blossomfield Road, one of the main arterial roads leading into the town centre of Solihull and along which is sited school campuses, Solihull College and Tudor Grange Park and leisure centre, opposite which is access to Solihull's main line London to Birmingham railway station.

Regular bus services operate along Blossomfield Road and travelling away from the town centre, passing Sears Retail Park, one will come to the A34 Stratford Road in Shirley where one will find a good choice of shopping facilities and road access to the city centre of Birmingham.

Travelling away from Birmingham along the A34 one will come to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

This purpose built block of apartments is set back from the road behind communal grounds and pathway leading to communal entrance with security intercom system. Stairs lead to the upper floors where number 15 will be found on the first floor on the left hand side. An entrance door with spy hole leads into the accommodation.

### **ENTRANCE LOBBY**

Accessed via wooden front door and leading to kitchen and living dining room. With cloaks cupboard and ceiling light.

### **KITCHEN BREAKFAST ROOM**

**13'5" x 10'5" + 5'11" x 6'5" (4.09 x 3.18 + 1.82 x 1.97)**



A fully fitted kitchen with a range of wall mounted and base units with worktop over. With window to rear elevation, ceiling light and wall mounted radiator. Storage cupboard housing combi boiler. Having space and plumbing for fridge freezer, washing machine, and dishwasher.

### **LIVING DINING ROOM** **13'6" x 24'5" (4.121 x 7.445)**



A large living dining room with double windows to the front elevation wall mounted radiator and ceiling lights. Having a door leading to the inner hall and wall mounted electric fire with surround.

### **INNER HALL**

Allowing access to the bedrooms, bathroom and WC. Having storage cupboard and ceiling light.

### **BEDROOM ONE**

**14'7" x 13'5" (4.45 x 4.1)**



A large double bedroom with over sized window to side elevation. With built in wardrobes, ceiling light and wall mounted radiator.

**BEDROOM TWO**  
**10'2" x 13'0" (3.12 x 3.97)**



Another good sized double room with window to rear elevation, having wall mounted radiator and ceiling light with fitted wardrobes and dressing table.

**BATHROOM**  
**6'5" x 5'8" (1.97 x 1.75)**



A fitted bathroom with bath and wash basin with vanity unit. Having a window to rear elevation, ceiling light and wall mounted radiator.

**WC**  
**3'9" x 6'5" (1.15 x 1.97)**

A WC with window to rear elevation and ceiling light.

**OUTSIDE**



We have communal parking for numerous vehicles and a single garage with up and over door. With well kept communal gardens having various seating areas overlooking manicured lawns and planted borders.

**GARAGE**



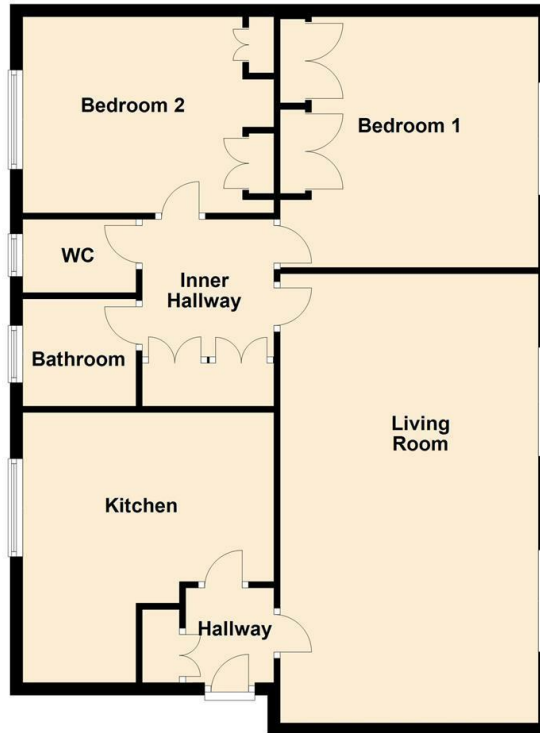
Single garage with up and over door.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### Second Floor

Approx. 90.1 sq. metres (970.1 sq. feet)



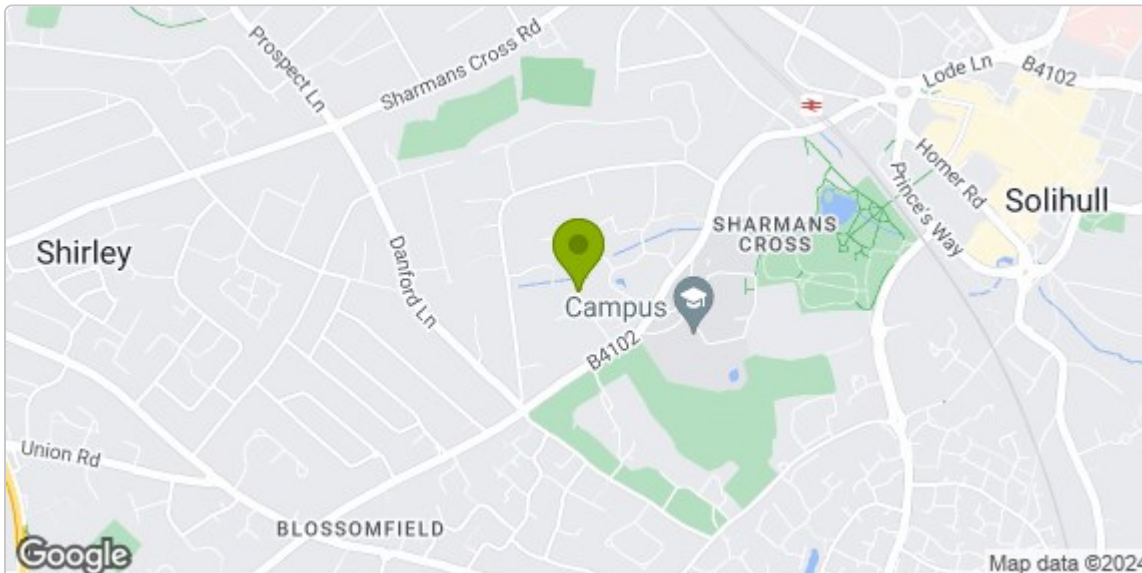
Total area: approx. 90.1 sq. metres (970.1 sq. feet)

**TENURE:** We are advised that the property is Leasehold. There is a service charge of approximately £753 per half annum and a ground rent of approximately £27 per half year. We have not yet verified the terms of the lease with the seller's legal representative and any interested party should obtain verification from their legal representative.

**VIEWING:** By appointment only with the office on the number below  
0121 711 1712

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**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 will be no delay in agreeing the sale.



**Full Postal Address:**  
15 White Falcon Court Alder  
Park Road Solihull Solihull  
B91 1PA

**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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