

School Lane, Solihull

Asking Price £425,000

- **FIRST FLOOR EXECUTIVE APARTMENT**
- **SECURE UNDERGROUND PARKING**
- **EN-SUITE TO BOTH BEDROOMS**
- **VIDEO INTERCOM ACCESS**
- **CHAIN FREE**
- **LIFT ACCESS**
- **TWO DOUBLE BEDROOM**
- **GUEST WC**
- **CENTRAL LOCATION**
- **BALCONY**

White Friars is located just off School Lane. School Lane links Lode Lane with Hampton Lane leading onto the main Warwick Road, both giving access to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

Solihull town centre has an excellent array of shopping facilities, a thriving business community and boasts its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

An ideal location therefore for this executive two bedroomed first floor apartment.

ENTRANCE LOBBY



A bright lobby with secure video intercom allowing access to the stair well and lifts to all floors.

ENTRANCE HALL

A double width entrance hall with Amtico flooring allowing access to all rooms. With wall mounted radiator and led spot lighting.

KITCHEN BREAKFAST ROOM **18'9" x 10'2" (5.731 x 3.10)**



A beautifully fitted room with a classic style having a range of wall mounted and base units with integrated appliances including double oven and grill, dishwasher, electric hob and extractor, fridge freezer, washer/dryer, sink and drainer with mixer tap. With access via doors onto balcony, plenty of

space for breakfast table and double aspect windows to side and front elevation led and ceiling mounted lighting and wall mounted radiator.

DINING ROOM **11'3" x 14'9" (3.452 x 4.519)**



A through dining room allowing access to the living room and the balcony via double opening French doors. With Amtico flooring, central ceiling light and wall mounted radiator.

LIVING ROOM **11'11" x 19'5" (3.65 x 5.94)**



A large and bright room with double aspect windows to front elevation. A continuation of Amtico flooring, ceiling light and wall mounted radiator. This room is an ideal living space but also has enough room for a study area.

GUEST TOILET

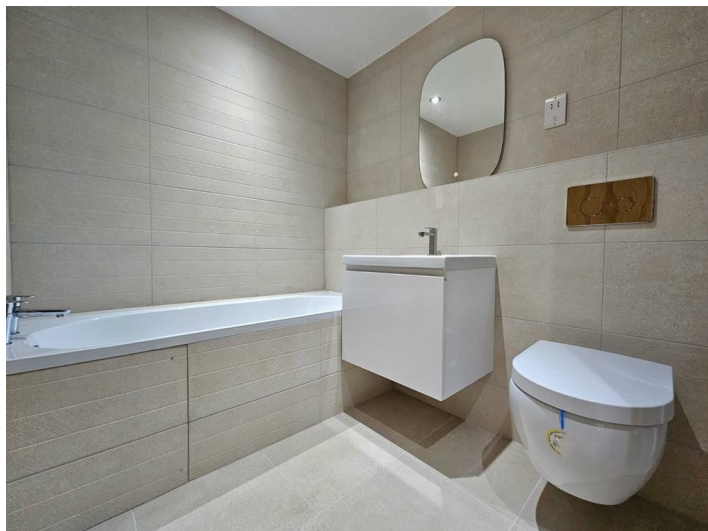
A fitted WC with toilet and wash basin with ceiling light and wall mounted radiator.

BEDROOM ONE
16'9" x 10'3" (5.119 x 3.135)



A lovely double room with a bank of fitted wardrobes and access into the en-suite. With window to rear elevation ceiling light and wall mounted radiator.

EN-SUITE
6'3" x 10'3" (1.910 x 3.14)



A four piece Porcelanosa en-suite that has been stylishly finished. With stand alone shower, bath, wash basin with vanity storage and toilet, with led spot lighting heated towel rail and extractor.

BEDROOM TWO
17'0" x 9'11" (5.185 x 3.028)



Another double room with double aspect windows to rear and side elevation. Having built in storage and access into the second en-suite. With ceiling light and wall mounted radiator.

EN-SUITE
6'7" x 5'10" (2.01 x 1.799)

Another beautifully fitted Porcelanosa en-suite with shower and shower cubicle, wash basin with vanity storage and toilet, with heated towel rail and led spotlighting

UNDER GROUND PARKING

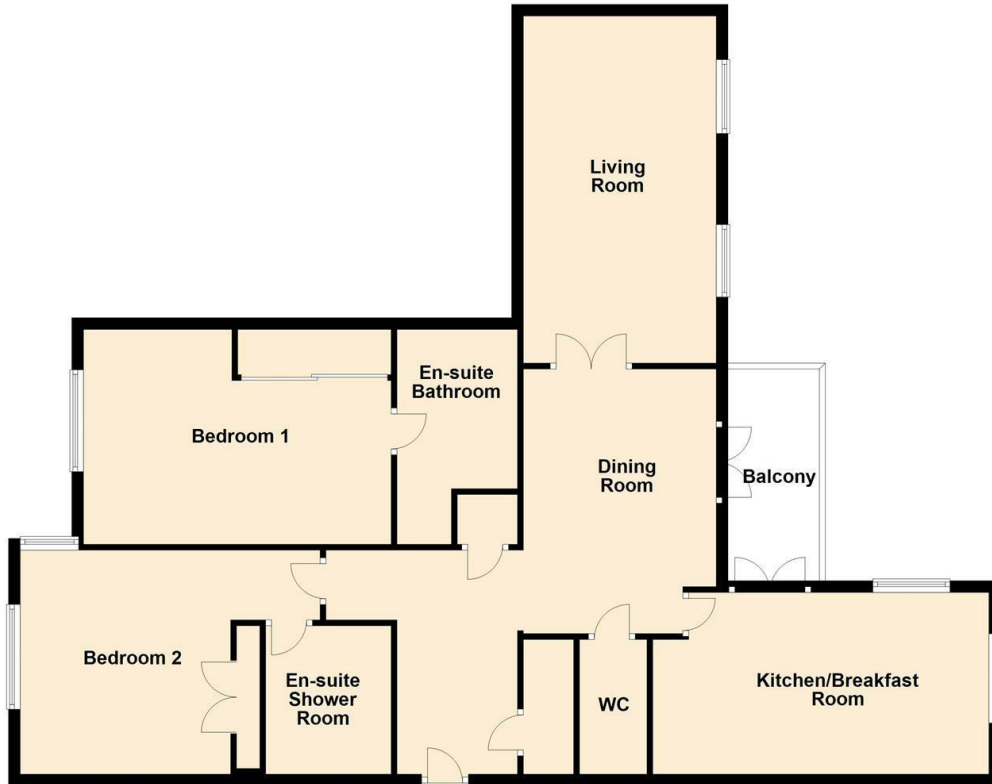


Accessed via secure electronically operated gates allowing access into a double under ground parking area. This tandem parking space allows parking for at least two vehicles as well as the facility for storage of other items such as bikes or work bench etc. With internal access to stairwell and lift to all floors.

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.

Ground Floor

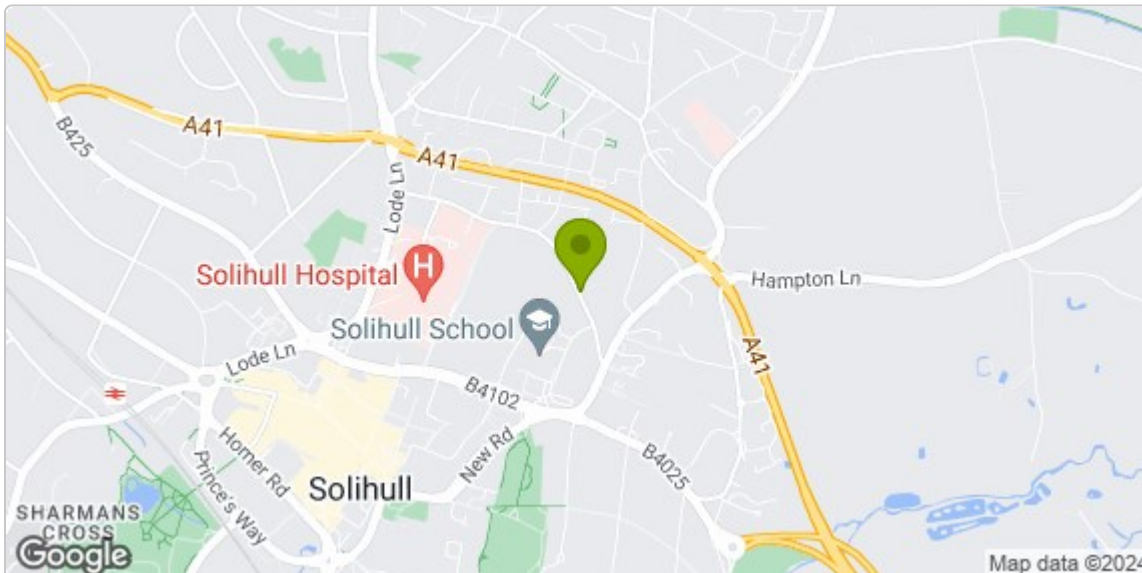


TENURE: We are advised that the property is Leasehold.

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:
42 School Lane Solihull
Solihull B91 2QQ

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk