



smarthomes

Rocksborough House

Warwick Road, Solihull, B92 7GA

- A Beautifully Presented First Floor Apartment
- Spacious Double Bedroom
- Walk in Wardrobe/Home Office Space
- Modern En-Suite Bathroom

Offers in Region of £140,000

EPC Rating - B

Current Council Tax Band - B





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is accessed via a secure entrance doorway leading into a communal hallway. The apartment is situated on the first floor and is accessed via a private front door leading into

Entrance Hallway With ceiling spot lights and doors leading off to



Spacious Lounge to Rear

14' 1" x 13' 3" (4.29m x 4.04m) With two double glazed windows to rear elevation, two radiators, ceiling light point and opening into

Modern Fitted Kitchen

9' 10" x 7' 5" (3m x 2.26m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, inset Neff electric oven, integrated washer/dryer, LVT flooring and spot lights to ceiling



Spacious Double Bedroom to Rear

14' 9" x 9' 0" (4.5m x 2.74m) With double glazed window to rear elevation, radiator, ceiling light point and door to



Modern En-Suite Bathroom

Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush W.C and pedestal wash hand basin. Tiling to water prone areas, tiled flooring, obscure double glazed window to rear and spot lights to ceiling

Walk in Wardrobe/Home Office

9' 2" x 8' 8" (2.79m x 2.64m) With a range of fitted hanging rails and shelving and a ceiling light point

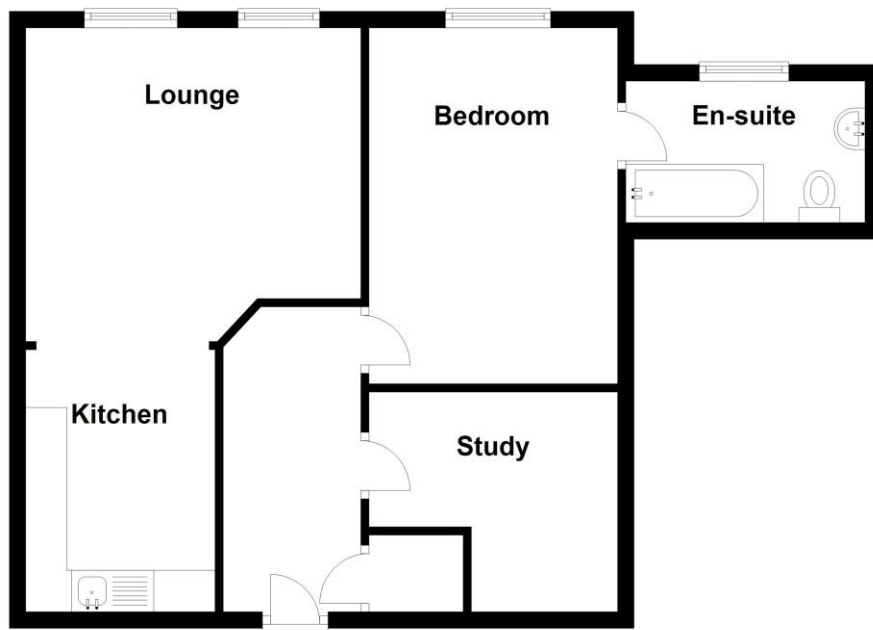
External

The property benefits from an allocated parking space via security gating and well maintained communal gardens

Tenure

We are advised by the vendor that the property is leasehold with approx. 137 years remaining on the lease, a service charge of approx. £3,800 per annum and a ground rent of approx. £366 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B

First Floor



Total area: approx. 55.9 sq. metres (601.3 sq. feet)

316 Stratford Road
Shirley
Solihull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.