



smarthomes

## Old Hall Gardens

Monkspath, Solihull

- A Very Well Presented Top Floor Duplex Apartment
- Two Large Double Bedrooms
- Allocated Parking
- Spacious Lounge With Open Plan Dining Kitchen

**Offers Over £215,000**

Current EPC Rating - 73 (C)  
Current Council Tax Band - C





## Property Description

An extremely spacious top floor duplex apartment situated within a secure gated development and having accommodation briefly affording two large double bedrooms, spacious lounge with open plan dining kitchen, family bathroom, en suite shower room, feature spiral staircase and allocated parking space.

Situated in this very popular location with easy access to the M42 motorway, NEC and Birmingham International Airport and Train Station. There are local shops within Monkspath off Shelly Crescent, near to which is Monkspath Junior and Infant school, a doctors, dentist and the popular Farm Gastro Pub & Restaurant. The property currently falls within Alderbrook Senior School catchment. There are an excellent choice of shopping facilities in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store



## Rooms & Measurements

Hallway

Spacious Lounge Diner - 5.69m x 4.19m (18'8" (max) x 13'9")

Re-Fitted Kitchen - 2.39m x 2.44m (7'10" x 8'0")

Bedroom Two to Rear - 4.78m x 3.43m (15'8" (max) x 11'3")

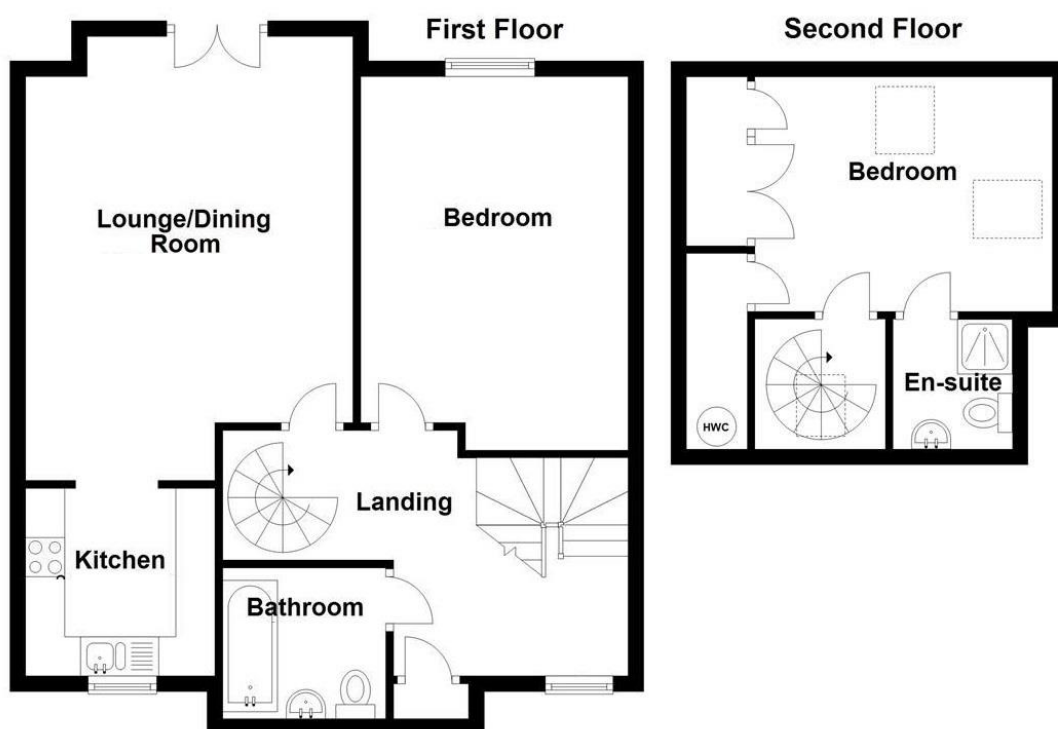
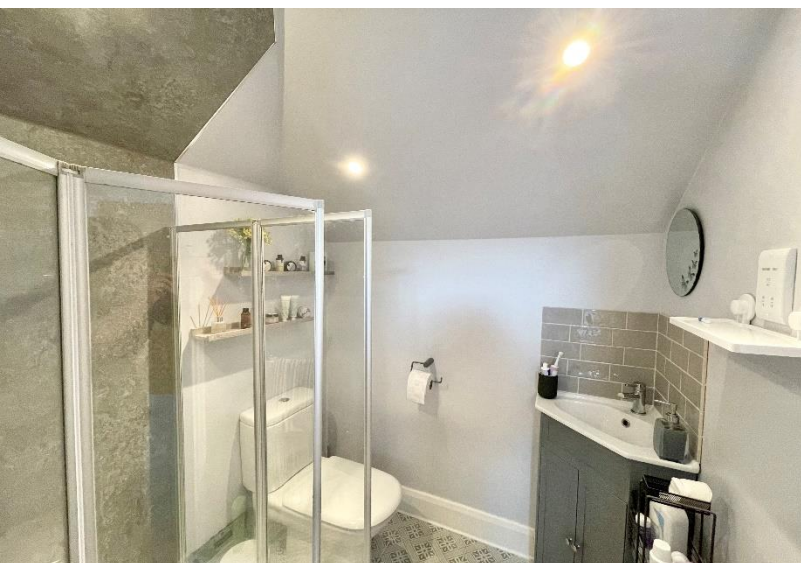
Bathroom to Front

Bedroom One - 3m x 3.81m (9'10" x 12'6")

Re-Fitted En Suite Shower Room

Tenure

We are advised by the vendor that the property is leasehold with approx. 104 years remaining on the lease, a service charge of approx. £1,725.24 per annum and a ground rent of approx. £312.29 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 Vendor. Current council tax band – C



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.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 and 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.