



Collingtree Court

Solihull

- A Well Presented First Floor Apartment
- Two Bedrooms
- Open Plan Breakfast Kitchen & Lounge
- Conveniently Located For Olton Train Station
- Allocated Parking Space
- No Upward Chain

Offers Over £150,000

Current EPC Rating - 82 (B)
Current Council Tax Band - B





Property Description

A first floor apartment offered with no upward chain and situated in a very convenient location for local shops and Olton Train Station and briefly comprising open plan breakfast kitchen & lounge, two bedrooms, bathroom, communal gardens, allocated parking and visitor spaces

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.



Rooms & Measurements

Private Entrance Hall

Open Plan Breakfast Kitchen & Lounge - 6.15m x 3.66m (20'2" x 12'0")

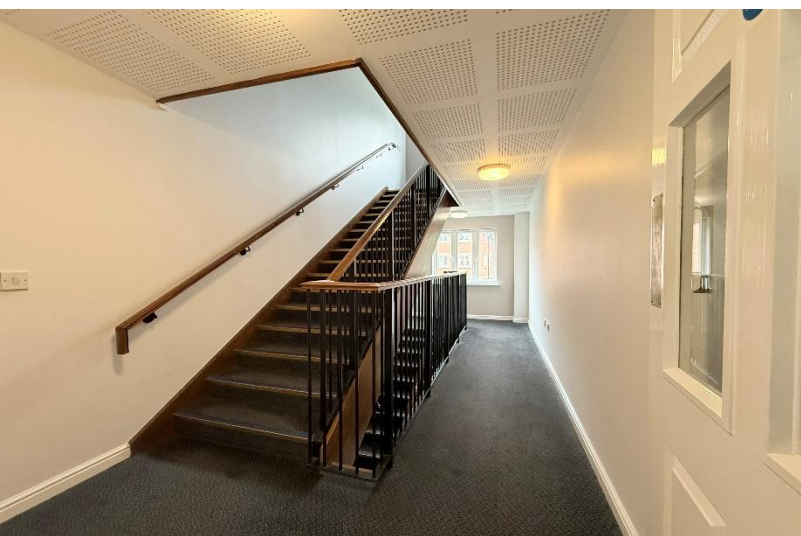
Bedroom One to Rear - 3.18m x 3.68m (10'5" x 12'1" (into wardrobes)

Bedroom Two to Rear - 3.99m x 2.18m (13'1" x 7'2")

Bathroom - 1.7m x 2.26m (5'7" x 7'5")

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. £2,380 per annum and a ground rent of approx. £150 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 – B



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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.