



Croftleigh Gardens

Kingslea Road, Solihull

- A Well Presented Two Bedroom First Floor Apartment
- Fitted Kitchen & Family Bathroom
- Lounge/Diner, Balcony, Garage & Communal Gardens
- Being Sold with the Benefit of a Tenant Paying £1100 PCM

£175,000

Current EPC Rating - D
Current Council Tax Band - C

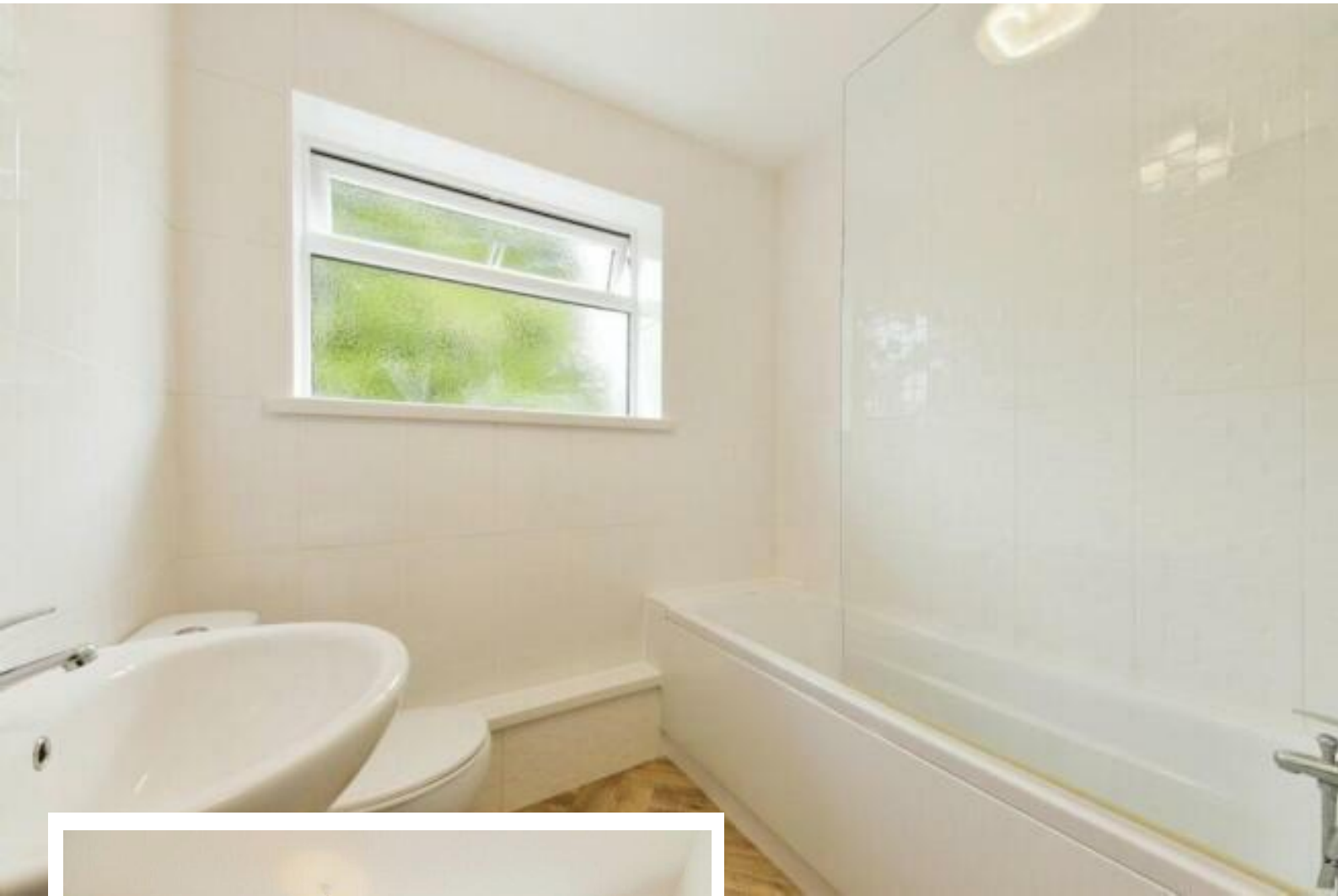




Property Description

A well presented first floor apartment situated in a most convenient location. The property is being sold with the benefit of a sitting tenant who has pre-paid a rental of £1100 pcm until November 2025. Offering accommodation comprising a spacious lounge/diner, balcony, modern fitted kitchen, two good size bedrooms, modern bathroom, garage en-bloc and well maintained communal areas

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 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

Spacious Lounge/Diner & Balcony 5m x 3.53m
(16'5" x 11'7")

Modern Fitted Kitchen 2.62m x 2.31m (8'7" x 7'7")

Bedroom One 3.51m x 3.18m (11'6" x 10'5")

Bedroom Two 3.3m x 2.54m (10'10" x 8'4")

Modern Bathroom 2.59m x 1.98m (8'6" x 6'6")

Tenure

We are advised by the vendor that the property is leasehold with approx. 123 years remaining on the lease, a service charge of approx. £2,600 per annum and a peppercorn ground rent. 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



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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.