



21 Warwick Park Court,  
252 Warwick Road, Solihull B92 7AJ

Price Guide **£200,000**

- Stunning Refurbished Bungalow
- Two Double Bedrooms
- Beautifully Appointed Kitchen
- Secure Gated Development
- No Chain
- Energy Efficiency Rating - E

0121 709 3300



## 21, Warwick Park Court, 252 Warwick Road, Solihull B92 7AJ

A beautifully refurbished two bedroom bungalow situated within a secure gated development offers luxurious accommodation of the highest quality. The accommodation briefly comprises entrance hall, refitted kitchen with appliances, dual aspect lounge, two double bedrooms and luxury shower room, boarded loft space, private gardens and driveway parking. No Chain

### APPROACH

Via a secure gated entrance leading to number 21 which has an allocated parking space and a fore garden with lawned area, mature shrubs and paved pathway leading to a UPVC composite front door to:-

### HALLWAY

Wood-effect flooring, access to part-boarded loft with pull-down loft ladder, electric panel heater, LED ceiling spotlights, security intercom, oak veneer doors leading to a built-in cupboard, kitchen, lounge, bedroom one, bedroom two and shower room.

### LOUNGE

**13' 5" (4.1M) X 12' 2" (3.7M)**

Wood-effect flooring, two electric panel heaters, ceiling light point, LED ceiling spotlights, TV point, telephone point, UPVC double glazed bay window to the front aspect.

### BEAUTIFULLY APPOINTED KITCHEN

**9' 10" (3.0M) X 7' 3" (2.2M)**

A beautifully appointed kitchen comprises a range of light grey Shaker-style wall and base units with composite work surfaces and upstands, quartz single drain sink unit with mixer tap over, integrated Lamona ceramic hob with canopy extractor fan over, Lamona integrated dishwasher, Beko integrated washing machine, Samsung "Chef Collection" free-standing fridge and freeze, wood-effect flooring, LED ceiling spotlights, under cupboard lighting, UPVC double glazed window to the front aspect.



**BEDROOM ONE (REAR)**  
**12' 6" (3.8M) X 9' 6" (2.9M)**

Electric panel heater, ceiling light point, LED ceiling spotlights, grey carpet flooring, UPVC double glazed French doors to the private garden and UPVC double glazed window to the side aspect.

**BEDROOM TWO (REAR)**  
**13' 1" (4.0M) X 9' 6" (2.9M)**

Electric panel heater, ceiling light point, LED ceiling spotlights, grey carpet flooring, fitted double wardrobes, UPVC double glazed window to the rear aspect.

**LUXURY SHOWER ROOM**

A stunning, refitted shower room comprises a low level flush WC, hand wash basin with storage below and back-lit LED illuminated anti-fog mirror above, double shower enclosure with thermostatic shower unit and riser, LED spotlights, extractor fan, complementary tiling to walls, wood-effect flooring, obscure UPVC double glazed window to the rear aspect.

**LOFT**

Pull-down ladder, power and lighting, electric hot water cylinder.

**REAR AND SIDE GARDEN**

The mostly laid to lawn side garden with wooden picket fence panelling, entrance gate and paved pathway extends to the rear of the property where there is a fully paved patio with a border filled with bark chippings and a selection of shrubs. The rear garden has a storage shed and water butt.

**TENURE**

We have been advised that the property is Leasehold with 70 years left remaining unexpired. This is subject to verification by your Solicitor.

**GROUND RENT AND SERVICE CHARGES**

We have been advised that the combined Ground Rent and Service Charge is £2,380.00 per annum and is paid via two separate payments during the year. This is subject to verification by your Solicitor.





2 Manor Walk  
High Street  
Solihull B91 3SX  
Tel: 0121 709 3300  
Email: [info@bartleys-uk.com](mailto:info@bartleys-uk.com)

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OFT  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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