



Albany Gardens Hampton Lane, Solihull

Guide Price £325,000





PROPERTY OVERVIEW

Situated within easy walking distance to Solihull Town Centre, a fantastic opportunity to purchase this three bedroom first floor flat which is offered to the market with NO UPWARD CHAIN. This flat has been modernized throughout, benefits from gas central heating, double glazing and has the added attraction of the share of the freehold. The accommodation in more detail comprises of: communal entrance hall, reception hall, spacious lounge/dining room, modern refitted kitchen, three bedrooms, modern bathroom, separate WC and garage.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



Council Tax band: C

Tenure: Share of Freehold

- Walking Distance To Solihull Town Centre
- First Floor Flat
- No Upward Chain
- Immaculately Maintained
- Large Dining Room
- Refitted Kitchen
- Modern Bathroom
- Garage





COMMUNAL ENTRANCE HALL

RECEPTION HALL

7' 6" x 5' 2" (2.29m x 1.58m)

LOUNGE/DINING ROOM

18' 4" x 11' 6" (5.60m x 3.50m)

KITCHEN

12' 8" x 11' 4" (3.85m x 3.45m)

INNER HALL

BEDROOM ONE

13' 1" x 11' 5" (3.99m x 3.49m)

BEDROOM TWO

12' 1" x 11' 5" (3.69m x 3.49m)

BEDROOM THREE

8' 3" x 8' 3" (2.52m x 2.51m)

BATHROOM

6' 5" x 5' 9" (1.96m x 1.75m)

WC

6' 5" x 2' 11" (1.96m x 0.90m)

TOTAL SQUARE FOOTAGE

Total floor area: 88.0 sq.m. = 947 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE



**ITEMS INCLUDED IN SALE**

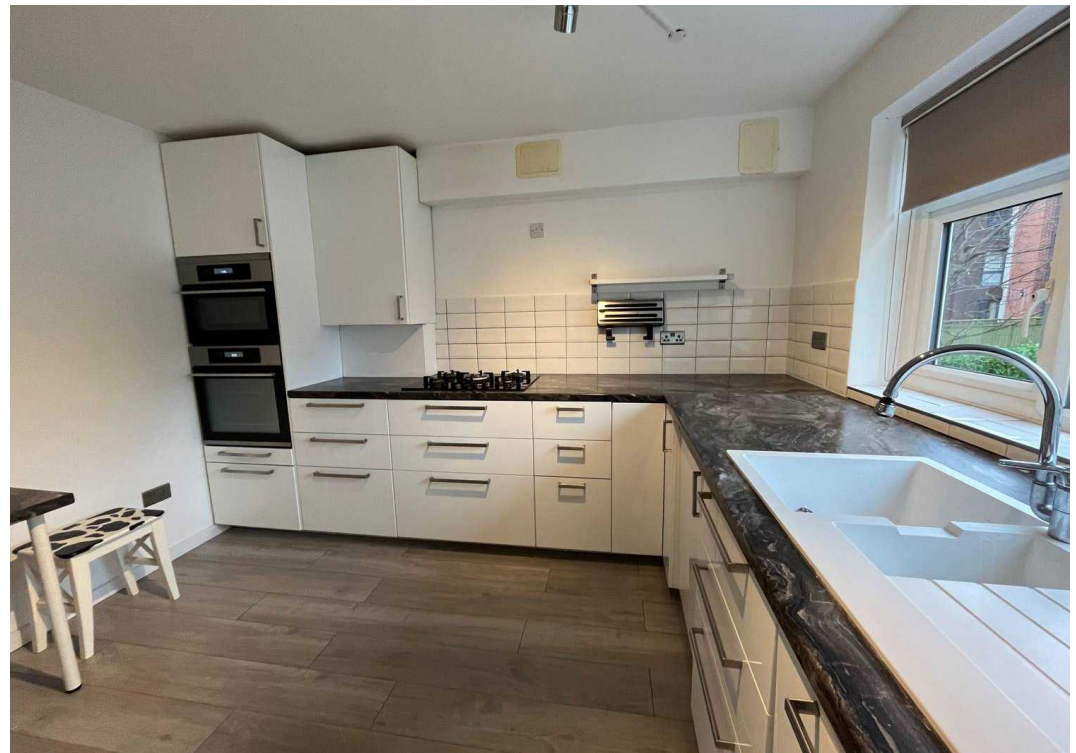
Integrated oven, integrated hob, microwave, fridge freezer, dishwasher, washer dryer, all carpets, all blinds, fitted wardrobes in two bedrooms and all light fittings.

ADDITIONAL INFORMATION

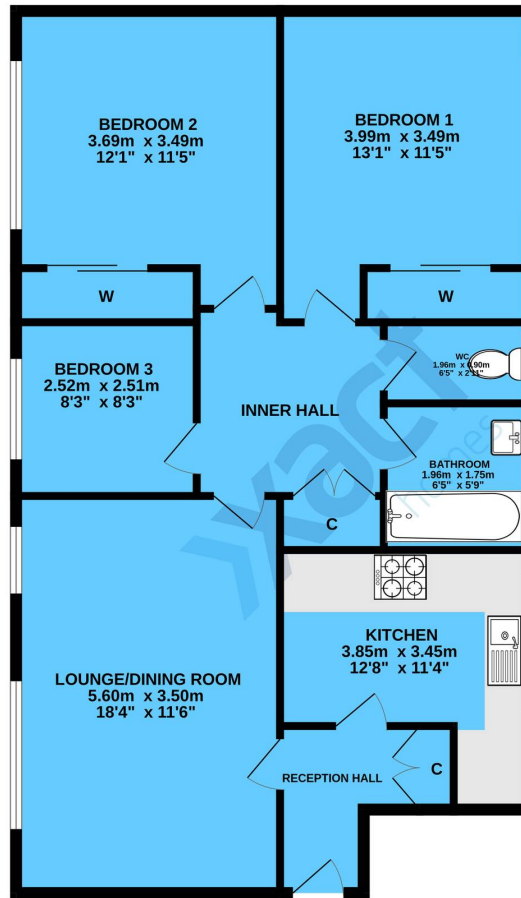
Services - mains gas, electricity and mains sewers.
Service charge - £1900.00 (pa). Tenure - lease expires 10/01/2924.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



1ST FLOOR



TOTAL FLOOR AREA : 88.0 sq.m. (947 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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