



## Apt 3, Ellsworth House, 58 Woodshires Road

Guide Price £210,000



## Apartment

Ellsworth House, Solihull

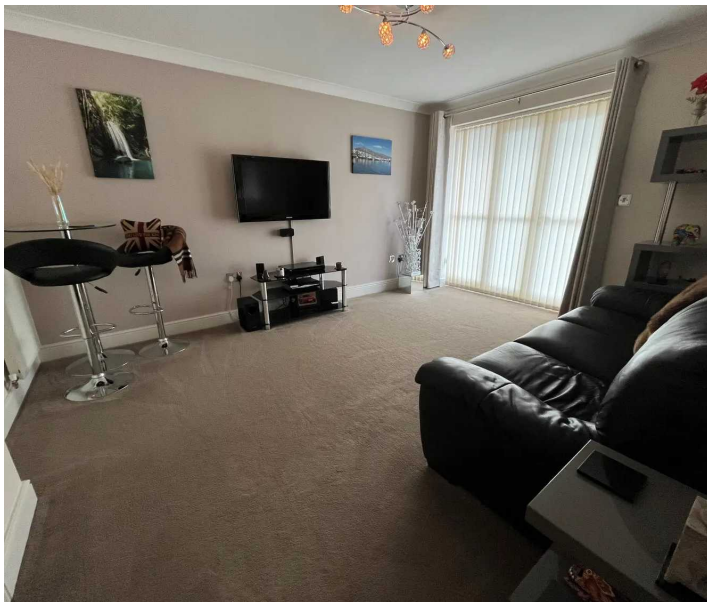
### PROPERTY OVERVIEW

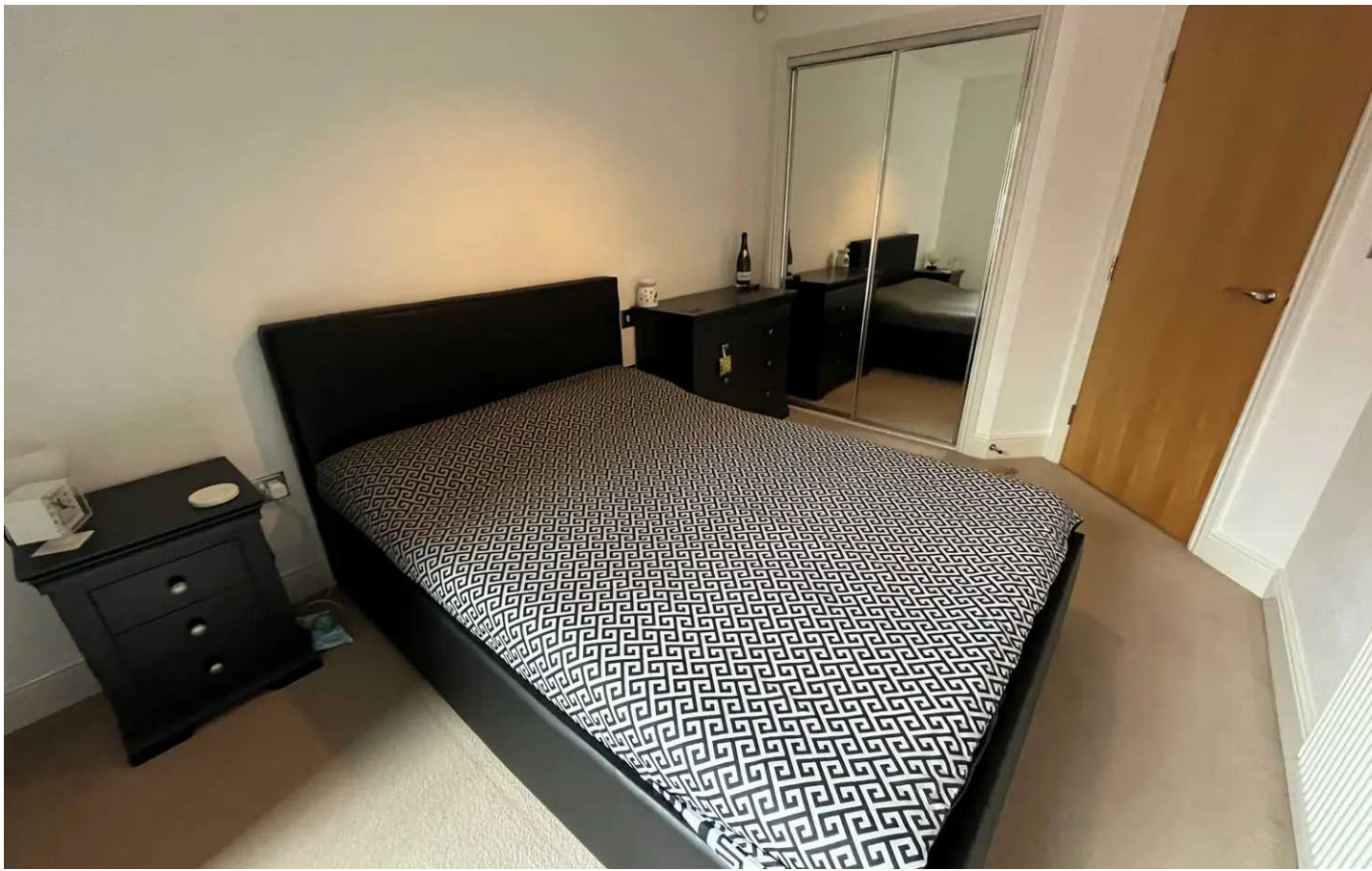
Situated in a most sought after location, a fantastic opportunity to purchase this ground floor apartment with a south facing aspect. This apartment has been immaculately maintained and decorated, benefits from gas central heating, double glazing and has the added attraction of an allocated parking space with ample visitor spaces. The accommodation briefly comprises of: entrance hall, living room, fitted kitchen, two bedrooms, family bathroom and allocated parking.

Council Tax band: C

Tenure: Leasehold

- Two Bedroom Ground Floor Apartment
- Sought After Location
- Ideal For A First Time Purchaser
- Immaculately Maintained And Decorated
- Entrance Hall
- Living Room
- Fitted Kitchen
- Luxury Bathroom
- Allocated Parking Space





## 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.

## ITEMS INCLUDED IN SALE

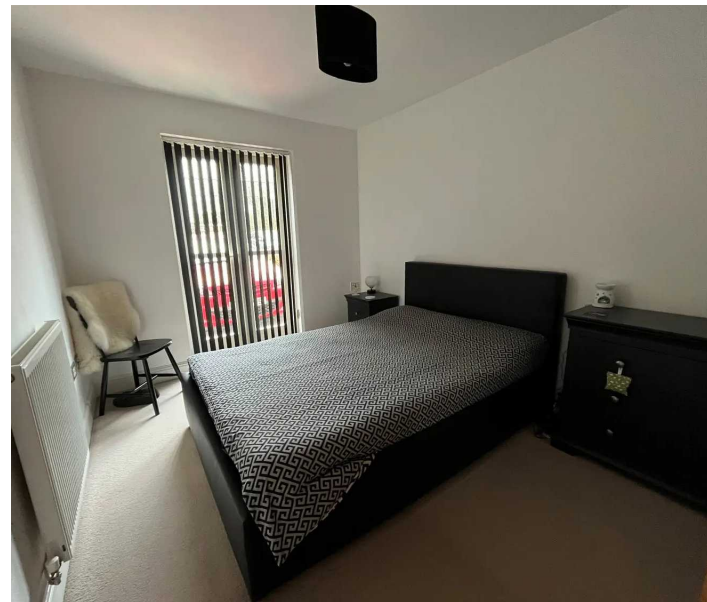
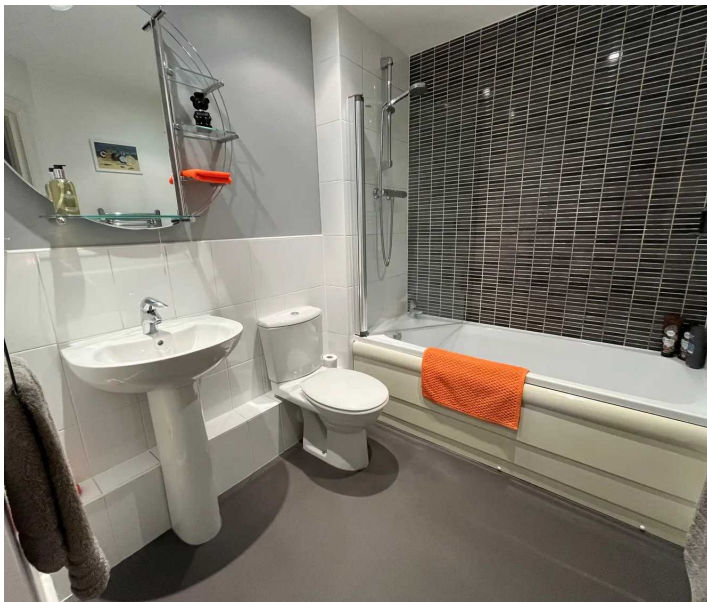
Siemens integrated oven, integrated hob, extractor, fridge freezer, all carpets, all curtains and all blinds.

## ADDITIONAL INFORMATION

Services - mains gas and electricity. Ground rent - £250 (pa). Service charge - £1,800 (pa).

## 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.





**ENTRANCE HALL**

**LIVING ROOM**

14' 11" x 11' 8" (4.54m x 3.55m)

**KITCHEN**

12' 9" x 6' 2" (3.88m x 1.88m)

**BEDROOM ONE**

11' 9" x 8' 9" (3.58m x 2.66m)

**BEDROOM TWO**

9' 0" x 8' 6" (2.74m x 2.60m)

**BATHROOM**

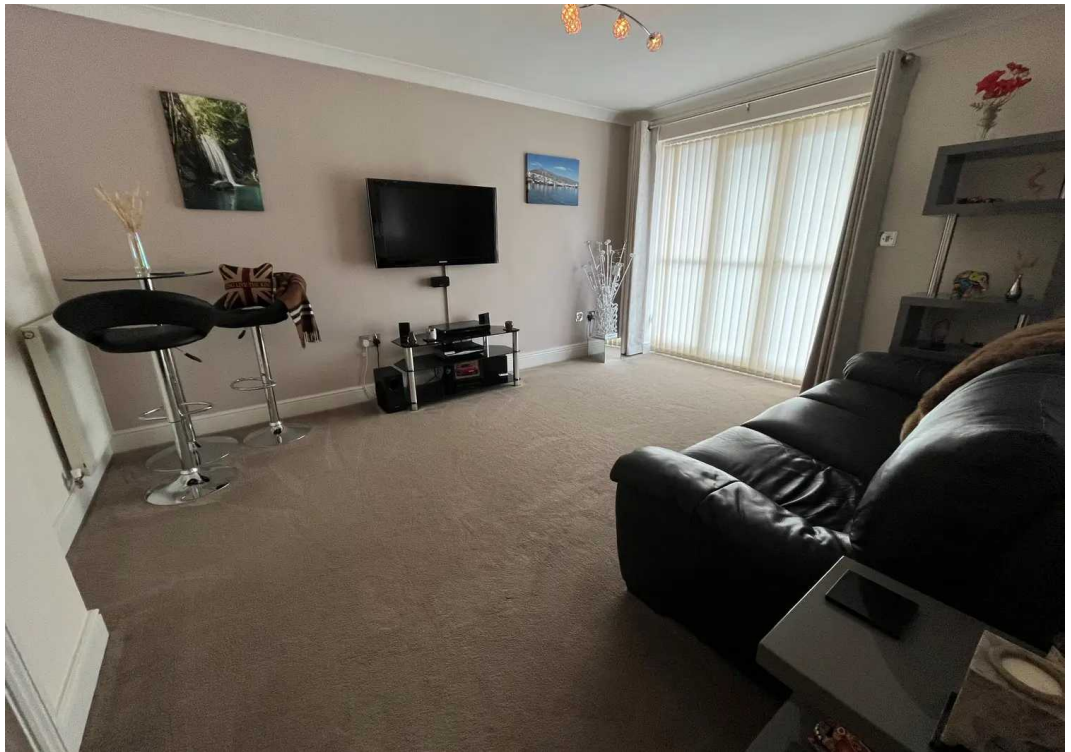
7' 6" x 6' 2" (2.28m x 1.88m)

**TOTAL SQUARE FOOTAGE**

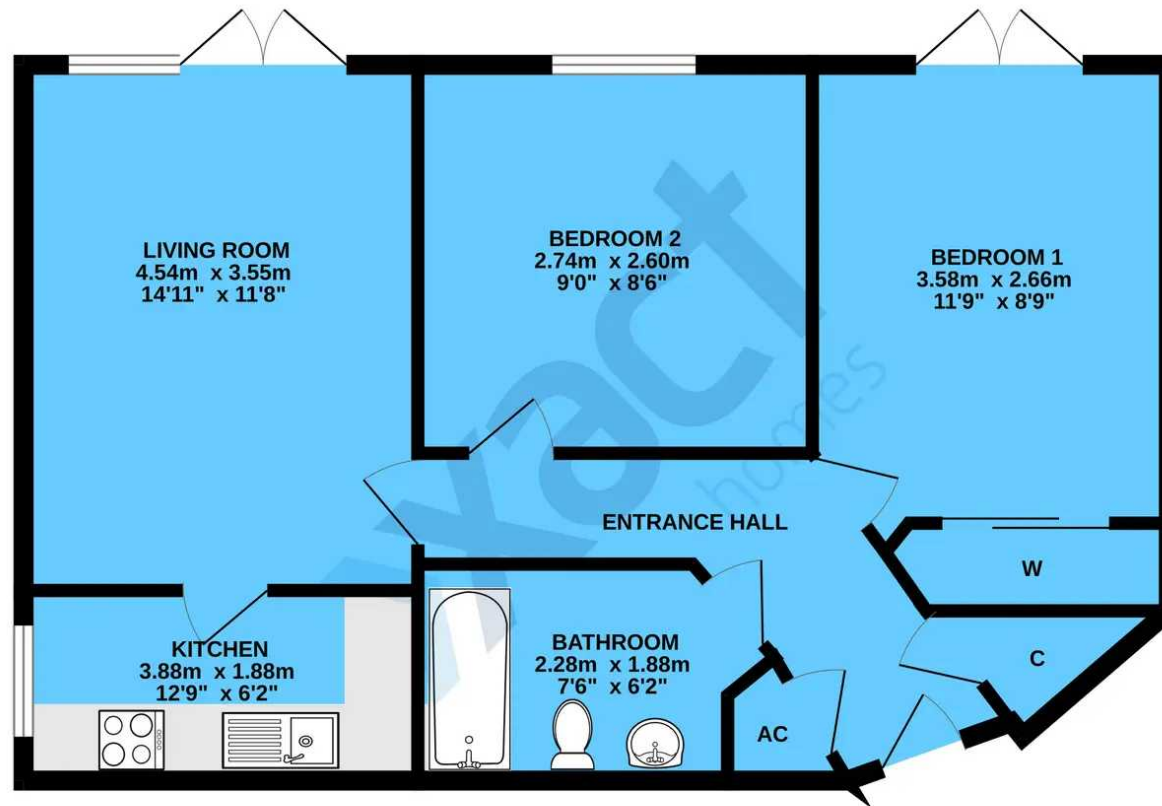
Total floor area: 56.0 sq.m. = 603 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**ALLOCATED PARKING**



## GROUND FLOOR



TOTAL FLOOR AREA : 56.0 sq.m. (603 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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# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

