



## Queens Court Alderham Close, Solihull

Offers Over £300,000





## PROPERTY OVERVIEW

Situated within easy walking distance to Solihull town centre, a fantastic opportunity to purchase this first floor apartment within a popular gated complex. This first floor apartment benefits from gas central heating, double glazing and has the added attraction of no upward chain. The accommodation briefly comprises of: communal entrance hall, reception hall, spacious lounge/dining room, breakfast kitchen, two bedrooms with fitted wardrobes, ensuite shower room, family bathroom, garage, communal parking and gardens.

- First Floor Two Bedroom Apartment
- No Upward Chain
- Early Viewing Essential
- Walking Distance To Solihull Town Centre
- Spacious Lounge/Dining Room
- Breakfast Kitchen
- Ensuite Shower Room & Family Bathroom
- Garage
- Communal Gardens





#### 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: E

Tenure: Share of Freehold

#### RECEPTION HALL

7' 10" x 7' 10" (2.39m x 2.39m)

#### LOUNGE/DINING ROOM

20' 5" x 18' 8" (6.22m x 5.69m)

#### BREAKFAST KITCHEN

14' 3" x 10' 10" (4.34m x 3.30m)

#### BEDROOM ONE

13' 6" x 12' 1" (4.11m x 3.68m)

#### ENSUITE

5' 10" x 5' 5" (1.78m x 1.65m)

#### BEDROOM TWO

12' 8" x 9' 10" (3.86m x 3.00m)

#### BATHROOM

7' 10" x 6' 2" (2.39m x 1.88m)

#### TOTAL SQUARE FOOTAGE

86 sq.m (926 sq.ft) approx.





#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

#### **COMMUNAL GARDENS**

#### **ITEMS INCLUDED IN THE SALE**

Integrate oven, integrated hob, fridge, freezer, washing machine, all carpets and curtains and fitted wardrobes in two bedrooms.

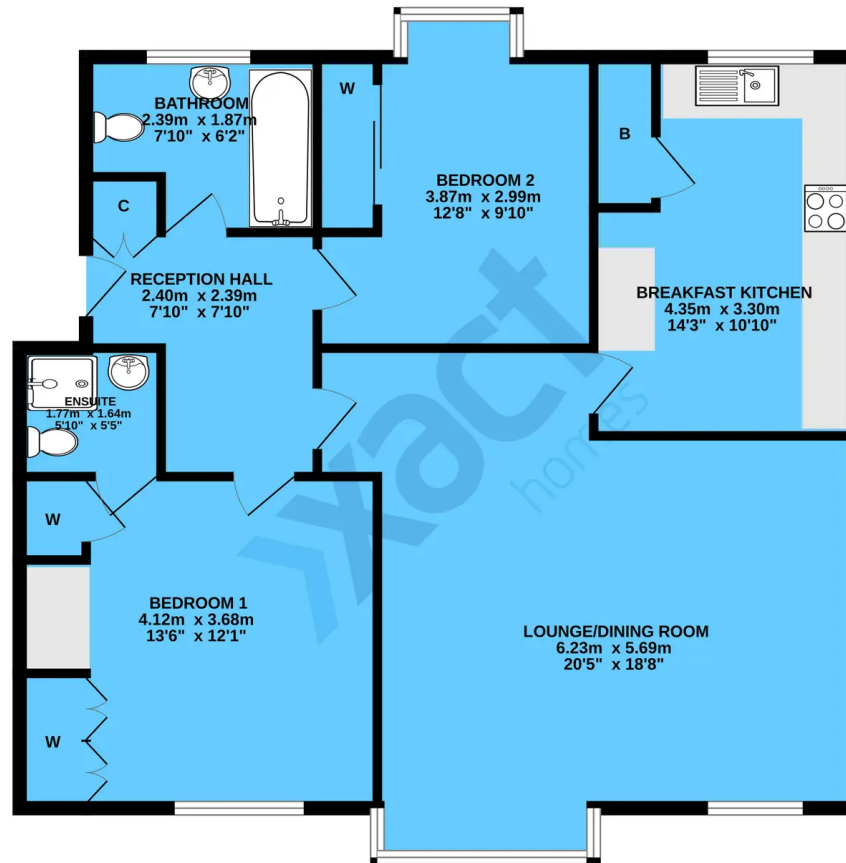
#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers. Service charge - £1,900 pa approx. Ground rent - nil.

#### **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.

FIRST FLOOR



TOTAL FLOOR AREA: 86.0 sq.m. (926 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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