



# Rocksborough House Warwick Road, Solihull

Guide Price £165,000





## PROPERTY OVERVIEW

Situated within a secure development behind electric gates, this immaculate two-bedroom second-floor apartment offers a contemporary living experience in a convenient location. Boasting a spacious layout flooded with natural light, the wide entrance hallway greets you with ample storage space. The open-plan kitchen/dining/living room provides a versatile living area perfect for modern lifestyles, featuring integrated appliances, a breakfast bar, and plentiful work surfaces.

Both double bedrooms benefit from a bright ambience and are serviced by a well-appointed family bathroom. Residents can enjoy the convenience of lift access to all floors, communal gardens, and an intercom system for added security. Additionally, one allocated parking space ensures ease of parking in this sought-after development.

This property presents an excellent opportunity for those seeking a stylish and comfortable urban retreat within a secure and well-maintained community setting.





#### 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.

Tenure: Leasehold

- Two Bedroom Second Floor Apartment
- Set Behind Secure Electric Gates
- Ideal For First-Time Buyers Or Investors
- Open Plan Kitchen / Dining / Living Room
- Two Double Bedrooms
- Family Bathroom
- Abundance Of Natural Light Throughout
- Allocated Parking Space
- Lift Access To All Floors





**ENTRANCE HALLWAY**

**KITCHEN / DINING / LIVING ROOM**

**KITCHEN / DINING ROOM**

9' 2" x 7' 6" (2.80m x 2.29m)

**LIVING ROOM**

13' 1" x 13' 1" (3.99m x 3.98m)

**BEDROOM ONE**

11' 5" x 8' 8" (3.48m x 2.64m)

**BEDROOM TWO**

8' 8" x 8' 5" (2.64m x 2.56m)

**BATHROOM**

8' 5" x 8' 1" (2.57m x 2.46m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 58.0 sq.m. = 624 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**COMMUNAL GARDENS**

**ONE ALLOCATED PARKING SPACE**





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

Neff integrated oven, Neff integrated hob, Neff extractor, Samsung microwave, Hotpoint fridge, freezer, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and all furniture if wanted, at zero cost.

#### **ADDITIONAL INFORMATION**

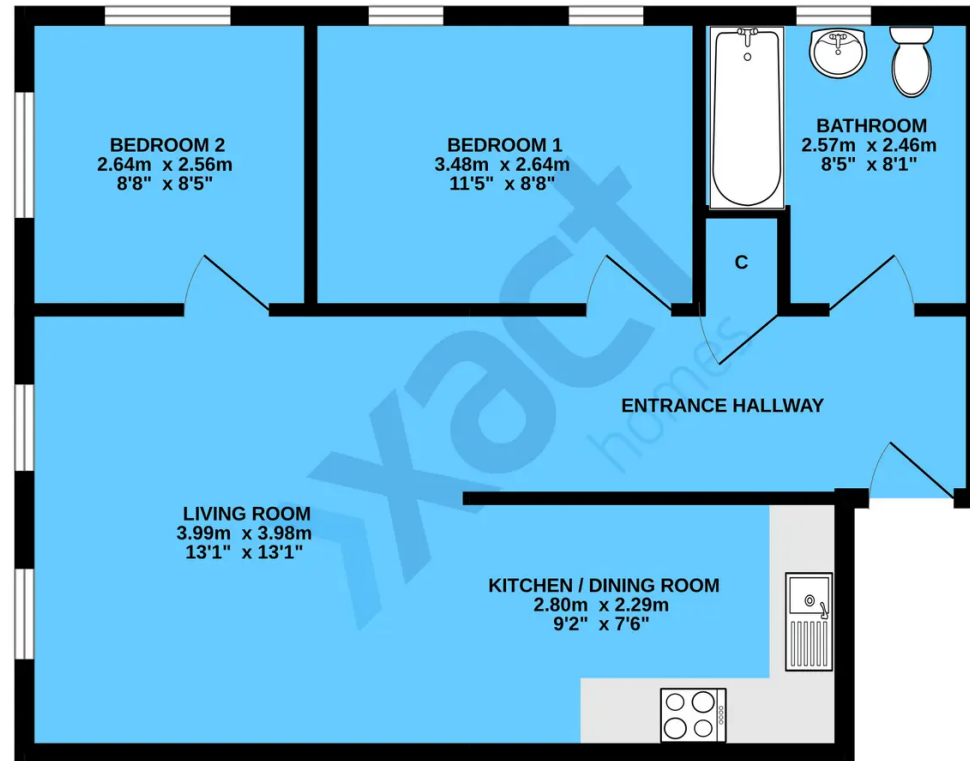
Services - mains gas, electricity and mains sewers.  
Broadband - Now TV. Ground rent - £380.00 (pa).  
Service charge - £3600.00 (pa).

#### **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.



## 2ND FLOOR



TOTAL FLOOR AREA : 58.0 sq.m. (624 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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