



## Westcote Close, Solihull

Guide Price £195,000



## PROPERTY OVERVIEW

Presenting a fantastic opportunity to acquire this two-bedroom first floor apartment, boasting a prime location on a tranquil road, this property carries immense appeal for both first-time buyers and investors. With the added benefit of NO UPWARD CHAIN, this residence offers a stress-free transaction process. The property overlooks a charming communal green, enhancing the peaceful atmosphere. Accessed through a secure gated entrance, residents enjoy the convenience of allocated parking and well-maintained communal gardens.

Internally, the apartment features a generously proportioned living room, perfect for relaxation and entertainment. The spacious kitchen provides ample room for culinary endeavours. The accommodation further comprises two double bedrooms, with one serving as a principal bedroom offering an ensuite bathroom. The additional family bathroom caters to the remaining living space.

Benefitting from a convenient location and a secure setting, this property presents a wonderful opportunity to secure a delightful home or a sound investment.





#### 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: B

Tenure: Leasehold



- Two Bedroom First-Floor Maisonette
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Set On A Quiet Road
- Overlooking Communal Green
- Large Living Room
- Fitted Kitchen
- Principal Bedroom With Ensuite
- Allocated Parking Space



**STAIRS LEADING TO**

**HALLWAY**

**LIVING ROOM**

14' 4" x 11' 11" (4.37m x 3.64m)

**KITCHEN**

11' 11" x 9' 9" (3.64m x 2.97m)

**BEDROOM ONE**

13' 8" x 12' 5" (4.17m x 3.78m)

**ENSUITE**

6' 10" x 4' 10" (2.08m x 1.48m)

**BEDROOM TWO**

13' 4" x 7' 10" (4.07m x 2.38m)

**BATHROOM**

8' 8" x 5' 11" (2.63m x 1.80m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 69 sq.m. = 743 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**COMMUNAL GARDENS**

**ALLOCATED PARKING**





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

Oven, hob, extractor, all carpets, curtains, blinds and light fittings.

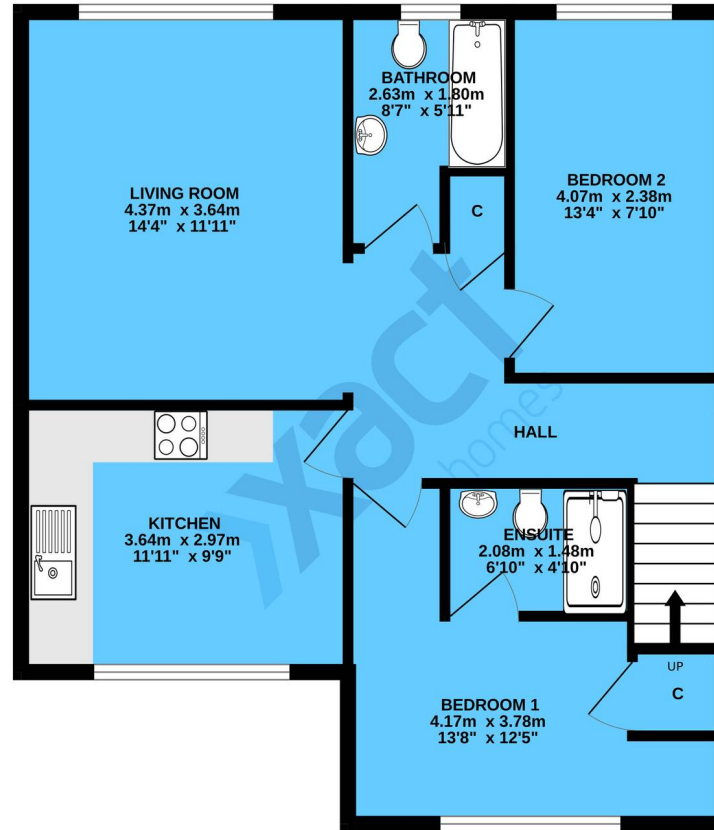
#### **ADDITIONAL INFORMATION**

Services - Mains gas, electricity and water.

#### **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.

GROUND FLOOR



TOTAL FLOOR AREA - 69.0 sq.m. (743 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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