



Lyndon Road, Solihull

Guide Price £210,000





PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this spacious first floor apartment which would be ideal for a first time purchaser or investor. This apartment offers spacious accommodation throughout and benefits from electric heating, UPVC double glazing and has the added attraction a lift and a secure parking space. The apartment is well located for local shops, schools and public transport and is within a ten minute walk of Olton railway station. The accommodation briefly comprises :- communal entrance hall, reception hall, spacious lounge/dining/kitchen, utility, two double bedrooms, ensuite shower room, bathroom and a secure parking space.

- First Floor Spacious Apartment
- Ideal For A First Time Purchaser
- Double Glazed
- Bathroom & Ensuite Shower Room
- Electric Heating
- Spacious Lounge/Dining/Kitchen
- Secure Parking





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: Leasehold

RECEPTION HALL

LOUNGE/DINING/KITCHEN

28' 6" x 14' 10" (8.69m x 4.52m)

UTILITY

6' 3" x 4' 9" (1.91m x 1.45m)

BEDROOM ONE

14' 9" x 10' 10" (4.50m x 3.30m)

ENSUITE

5' 5" x 4' 9" (1.65m x 1.45m)

BEDROOM TWO

11' 7" x 8' 8" (3.53m x 2.64m)

BATHROOM

6' 2" x 5' 10" (1.88m x 1.78m)

TOTAL SQUARE FOOTAGE

79.0 sq.m (850 sq.ft) approx.





OUTSIDE THE PROPERTY

COMMUNAL GARDEN

ONE ALLOCATED PARKING SPACE

ITEMS INCLUDED IN THE SALE

Technik integrated oven, Belling integrated hob, Gorenje fridge/freezer, Neff dishwasher, Hotpoint washing machine and all carpets, blinds and fitted wardrobes.

ADDITIONAL INFORMATION

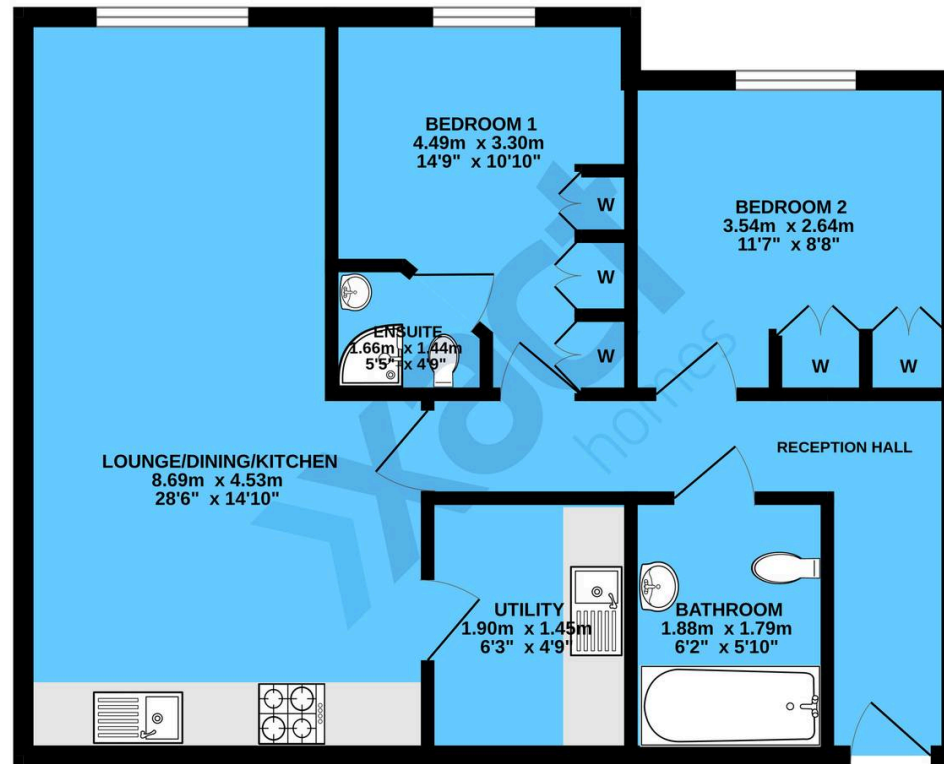
Services - water on a meter, mains electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £2,000 pa (approx.) Ground rent - £200 pa.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FIRST FLOOR



TOTAL FLOOR AREA : 79.0 sq.m. (850 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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