



**Streetsbrook Road, Solihull**

Guide Price £400,000







## PROPERTY OVERVIEW

Presenting a rare opportunity to own a stunning two-bedroom apartment in an exclusive development, this immaculately presented residence exudes luxury and modern elegance. Boasting an enviable location in the heart of Solihull, this property offers convenience and style in equal measure. Upon entering the property, residents are welcomed by a spacious entrance hallway leading to a spectacular open plan kitchen/dining & living room. This central living area is bathed in natural light flooding in through a set of bi-fold doors that open out to an expansive private balcony, offering panoramic views over Solihull. The kitchen is a culinary enthusiast's dream, featuring modern appliances and a large central island perfect for both meal preparation and casual dining. The property comprises two generous bedrooms, each offering comfort and style in equal measure. The principal bedroom is a spacious retreat with fitted storage and a luxurious ensuite bathroom, providing a peaceful sanctuary for relaxation. The second bedroom, a versatile double, is served by a well-appointed family bathroom, adding convenience and flexibility to the living space. Residents of this apartment benefit from lift access to all floors, ensuring ease of movement throughout the property, an onsite residents lounge and gym.







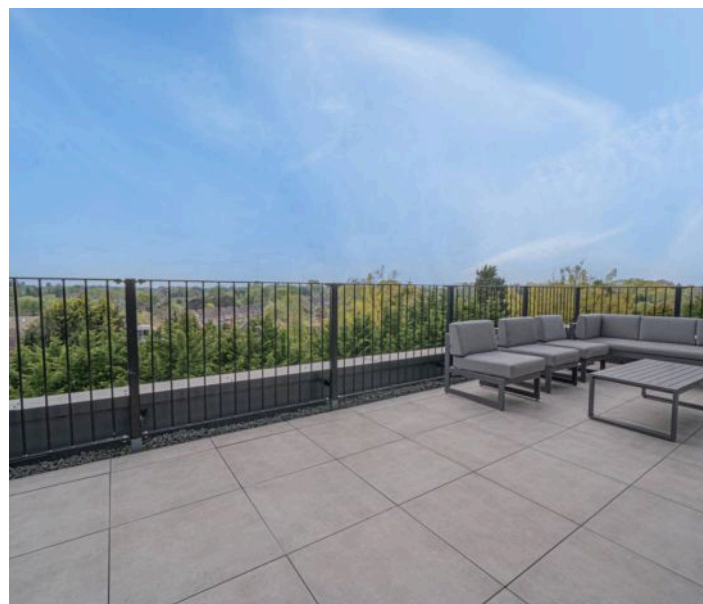
The development also includes a secure gated car park with two allocated parking spaces, providing peace of mind for residents with vehicles. The prime location of this property places it just a five minute walk to Solihull train station and a wealth of local amenities, offering excellent transport links for commuters. Whether enjoying the vibrant town centre or the tranquil surroundings of the property itself, this penthouse apartment presents an unparalleled lifestyle opportunity for discerning buyers seeking a premium residence in Solihull. In summary, this exceptional apartment sets a new standard for luxurious urban living, combining modern sophistication with unparalleled convenience in a sought-after location. Book your viewing today to experience the epitome of contemporary living in Solihull.

#### 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: D

Tenure: Leasehold







- Luxury Two Bedroom Apartment
- Prime Location In The Heart Of Solihull
- Abundance Of Natural Light Throughout
- Stunning Open Plan Kitchen/Dining & Living Room
- Expansive Private Balcony Accessed Via Bi-Fold Doors
- Principal Bedroom With En-Suite & Fitted Wardrobes
- Family Bathroom
- Secure Gated Car Park With Two Allocated Spaces
- Video Intercom To Front Doors (To Allow Visitors Into The Building)
- Lift Access To All Floors

#### **ENTRANCE HALLWAY**

#### **KITCHEN/DINING & LIVING ROOM**

26' 0" x 11' 2" (7.92m x 3.40m)

#### **BALCONY**

#### **PRINCIPAL BEDROOM**

16' 0" x 8' 5" (4.88m x 2.57m)

#### **ENSUITE**

8' 8" x 3' 3" (2.64m x 0.99m)

#### **BEDROOM TWO**

17' 11" x 9' 1" (5.46m x 2.77m)

#### **BATHROOM**

7' 9" x 5' 6" (2.36m x 1.68m)

#### **TOTAL SQUARE FOOTAGE**

74.0 sq.m (797 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **TWO ALLOCATED PARKING SPACES**



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

Neff integrated oven, Neff integrated induction hob, extractor, Neff built in oven/grill/microwave, Neff fridge/freezer, Neff dishwasher, Neff washing machine, tumble dryer, Vitra fitted bathroom and shower, some carpets, curtains and blinds, all light fittings, and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and sewers. Broadband - FTTC (fibre to the cabinet). Service charge - £2,000 pa. Ground rent - £250 pa.

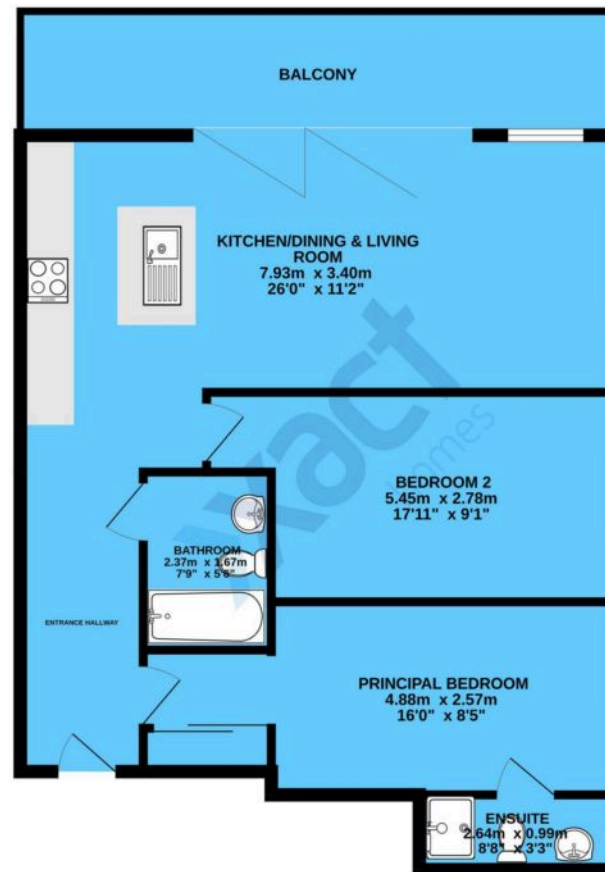
#### **INFORMATION FOR POTENTIAL BUYERS**

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.





APARTMENT



TOTAL FLOOR AREA: 74.0 sq.m. (797 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 misstatement. 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

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