



## Malvern Park Avenue, Solihull

Offers in Region of £285,000







## PROPERTY OVERVIEW

Presenting a stunning two-bedroom second floor apartment, ideally situated in the heart of Solihull and next to Bruton Park. This delightful property caters to a variety of prospective buyers, from first-time buyers to downsizers and savvy investors. Immaculately presented throughout, the apartment features an inviting entrance hallway leading into a spacious open plan living and dining room, perfect for entertaining and relaxation. The modern fitted kitchen impresses with ample work surfaces and integrated appliances, offering convenience and style. Accommodation comprises two well-appointed bedrooms and a family bathroom, providing comfortable living spaces.

Further enhancing the appeal of this residence is a garage and residents parking, ensuring convenience and practicality. Don't miss this opportunity to acquire a beautiful apartment in a sought-after location. A perfect blend of contemporary living and convenience awaits within this charming home in Solihull.



- Two Bedroom Second Floor Apartment
- Ideal For First-Time Buyers, Downsizers Or Investors
- Set In The Heart Of Solihull
- Spacious Living / Dining Room
- Large Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Garage & Residents 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: D

Tenure: Share of Freehold

#### ENTRANCE HALLWAY

#### LIVING/DINING ROOM

20' 5" x 13' 0" (6.22m x 3.96m)

#### KITCHEN

12' 11" x 10' 8" (3.94m x 3.25m)

#### BEDROOM ONE

13' 0" x 12' 0" (3.96m x 3.66m)

#### BEDROOM TWO

10' 0" x 9' 10" (3.05m x 3.00m)

#### BATHROOM

7' 7" x 6' 0" (2.31m x 1.83m)

#### TOTAL SQUARE FOOTAGE

75.0 sq.m (807 sq.ft) approx.

#### OUTSIDE THE PROPERTY

#### GARAGE

#### RESIDENT PARKING







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

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer and all carpets and light fittings.

#### **ADDITIONAL INFORMATION**

Services - mains water, gas and electricity.

Broadband - FTTP (fibre to the premises). Service

charge - £2,200 pa. Ground rent - nil.

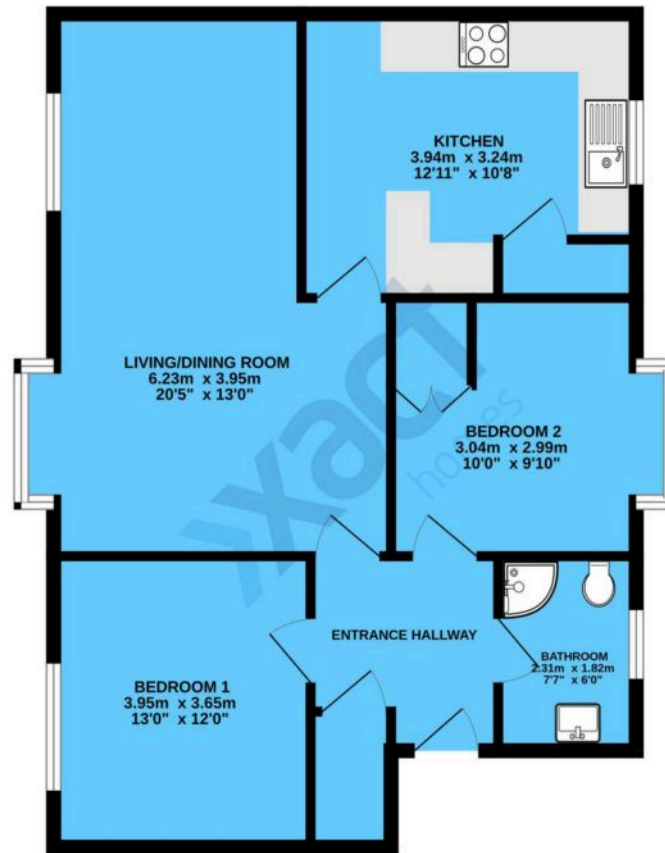
#### **INFORMATION FOR POTENTIAL BUYERS**

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.





SECOND FLOOR



TOTAL FLOOR AREA : 75.0 sq.m. (807 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.  
Made with Mempro ©2025

**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • [solihull@xacthomes.co.uk](mailto:solihull@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

