

# HUNTERS<sup>®</sup>

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## Alderham Close

Solihull, B91 2PR

Guide Price £335,000



Council Tax: E





# 46 Alderham Close

Solihull, B91 2PR

Guide Price £335,000



A generously proportioned apartment, sat within a gated development offers over 915 square foot of space & enjoys an open aspect over tennis courts to the rear.

The property is around a 10 minute walk to a supermarket, 13 minutes into the tree-lined Solihull high street & has both residents parking & an en-bloc garage. This first floor home comprises; security communal entrance with stairs rising to the first floor. The private door leads into a hallway, which gives access into both bedrooms, the bathroom, breakfast kitchen & the lounge/diner.

The master bedroom has an en-suite shower & the bedroom has fitted double wardrobes & a vanity wash basin. Bedroom two has a rear bay window & overlooks the communal grounds & neighbouring tennis courts.

The kitchen is spacious, with space for a dining table & chairs & enjoys a dual aspect outlook, with the kitchen having a range of base & wall units, sink & drainer, integrated oven, hob & extractor, fridge freezer & a useful cupboard which also houses the boiler.

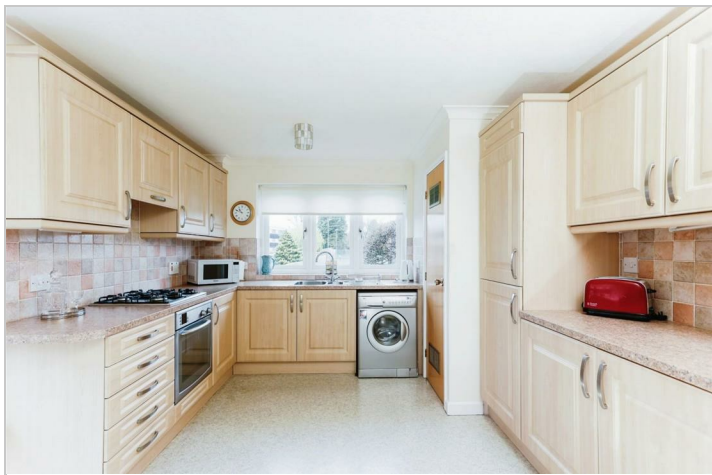
The lounge/diner is over 20ft long & has two windows, making this space light & airy & a further bathroom has a suite made up of a bath tub, W.C & wash basin.

Externally, there are well cared for grounds & a sweeping, gated driveway up to the apartments.

We understand the property is leasehold with a share of freehold & the lease was extended at the point of the vendors purchase to 999 years.

Solihull is situated in the heart of England & is considered a sought-after residential area, due to its convenient proximity to a number of amenities to include – the NEC arena, Birmingham International airport, train stations, private & public hospitals, sixth forms & colleges, golf courses, Touchwood shopping centre & Resorts World, as well as boutique shops.

The service charges are approx £866 every 6 months.



## Road Map



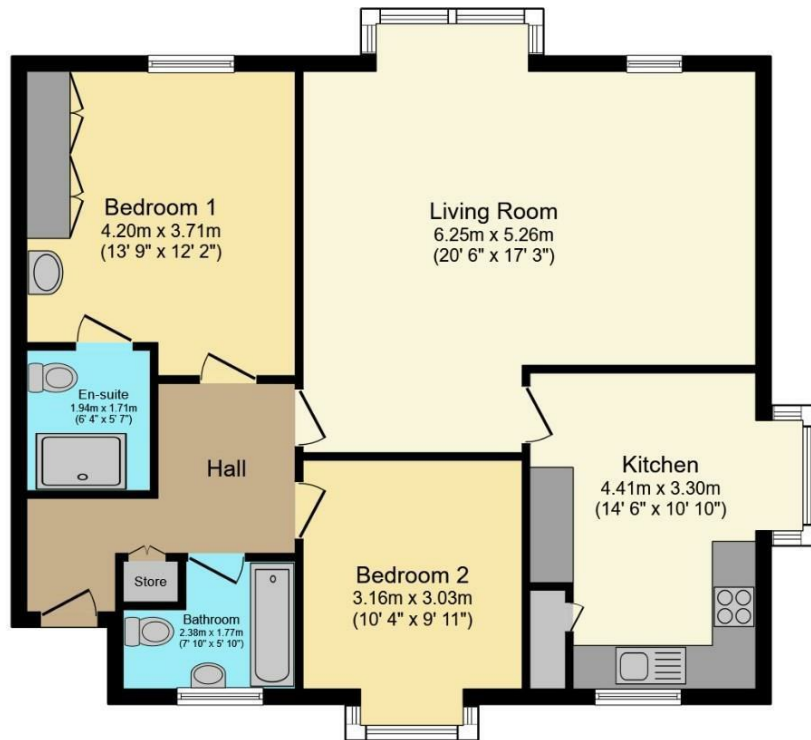
## Hybrid Map



## Terrain Map



## Floor Plan



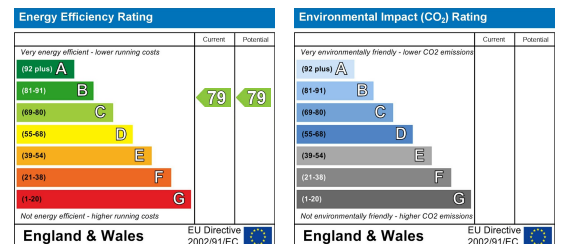
Total floor area 87.3 m<sup>2</sup> (940 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
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