

HUNTERS[®]

HERE TO GET *you* THERE



Malvern Park Avenue

Solihull, B91 3EA

Offers Over £230,000



Council Tax: D



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Offers Over £230,000



Information

A generously proportioned two-bedroom first-floor apartment, available with no onward chain and located in the desirable area of Solihull. This attractive property offers an ideal opportunity for first-time buyers taking their first step onto the property ladder, or for investors looking for a well-located investment close to a range of local amenities and excellent transport connections

There is a secure communal entrance with stairs leading to the upper floors, and this apartment is conveniently located on the first floor.

The accommodation briefly comprises: an entrance hall with built-in storage, a spacious lounge featuring a charming bow window and ample space for comfortable seating, and a well-appointed kitchen/diner fitted with a range of wall and base units, integrated appliances, and space for freestanding appliances, as well as a designated dining area.

The main bedroom is a well-proportioned double, while the second bedroom also offers generous space. The bathroom includes a low-level WC, wall-mounted hand wash basin, and a bath with shower over.

Externally, the property benefits from communal parking for residents and visitors, along with a garage located in a nearby block.

Lounge

Double glazed window and bow window to the rear, two central heating radiators, and a fireplace.

Kitchen

Double glazed window to the front. A range of wall and base units with sink and drainer. Integrated appliances including fridge-freezer and oven. Electric hob with extractor hood above. Space for freestanding appliances, such as a washing machine. Central heating radiator, tiled splashback areas, and access to the boiler.

Bedroom One

Double glazed window to rear. Central heating radiator.

Bedroom Two

Double glazed window to front. Central heating radiator.

Bathroom

Obscure double glazed window to the side. Low-level WC, wall-mounted hand wash basin, and bath with screen and shower over. Tiled splashback areas and heated towel rail.

Garage

Up-and-over door. (Not measured – please ensure it meets your requirements.)

Tenure

The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property

Council Tax Band

The Agent understands from the vendor that the

property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures & Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no

responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate



Road Map



Hybrid Map



Terrain Map



Floor Plan



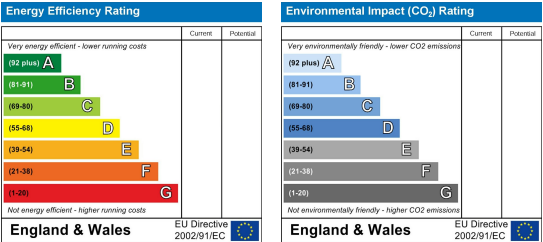
Total floor area 76.9 sq.m. (828 sq.ft.) approx

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



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