

HUNTERS®

HERE TO GET *you* THERE



Northdown Road

Solihull, B91 3LY

£215,000



Council Tax:



Apt 11 Northdown Road

Solihull, B91 3LY

£215,000



Information

A beautifully maintained two-bedroom ground floor apartment, offered with no onward chain and an extended lease, ideally located in a popular and convenient part of Solihull.

Situated on Northdown Road, just off Dingle Lane and Blossomfield Road, the property benefits from excellent transport links and proximity to key local amenities, including Solihull town centre, Solihull College, Tudor Grange Park, and the train station with direct services to Birmingham and London.

This purpose-built apartment sits within a well-kept block set back from the road, with ample off-road parking and secure intercom access. The accommodation includes a fitted kitchen with space for dining, a spacious living/dining room with access to the communal gardens, two generous double bedrooms, WC, and a family bathroom. The property also includes a single garage.

With its desirable location, extended lease, and vacant possession, this is an excellent opportunity for first-time buyers, downsizers, or investors.

Kitchen

Featuring a double-glazed window to the front, this kitchen is fitted with a range of wall and base units topped with a roll-edge work surface. It includes a stainless steel sink and drainer, a four-ring electric hob with extractor fan above, built-in electric oven, fridge freezer, and plumbing for a washing machine. A cupboard houses the gas central heating boiler, and the room is finished with a tiled floor and central heating radiator.

Lounge

Bright and spacious, this room features two double-glazed windows, French doors opening out to the garden, two ceiling light points, and a central heating radiator.

Bedroom One

Featuring a double-glazed window overlooking the rear, this room includes a ceiling light point and a central heating radiator.

Bedroom Two

Featuring a double-glazed window overlooking the front elevation, this room includes a ceiling light point and a central heating radiator.

WC

Fitted with a double-glazed window to the front elevation, this space features tiled walls and ceiling, a ceiling light point, and a low flush WC.

Shower Room

This shower room features a double-glazed window to the front elevation, fully tiled walls and ceiling, hand wash basin, a ceiling light point, central heating radiator, and a shower cubicle.

Garage

En bloc with up and over door

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

Service Charge

Annual costs of £2,518.34 - Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

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 C

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 71.5 sq.m. (769 sq.ft.) approx

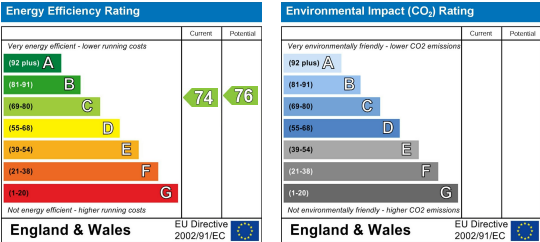
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.