

# HUNTERS®

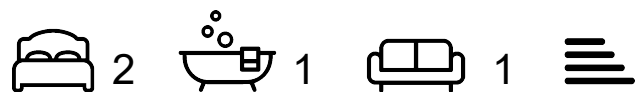
HERE TO GET *you* THERE



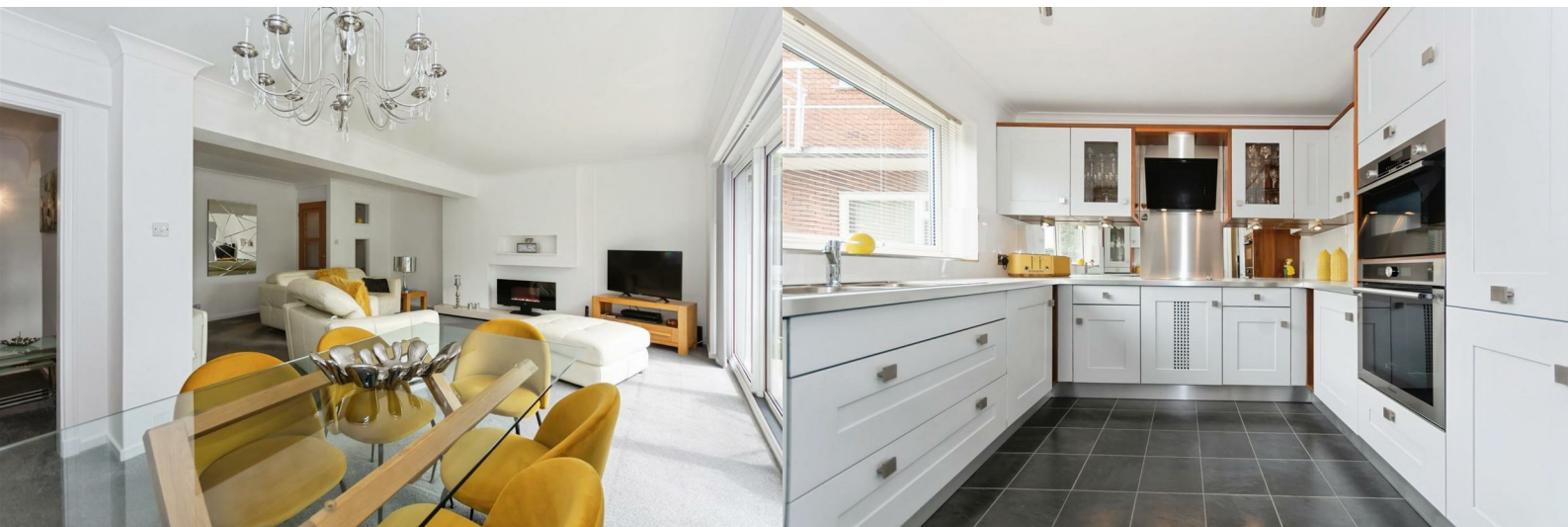
## Woodlawn

Hampton Lane, Solihull, B91 2PX

£300,000



Council Tax: E

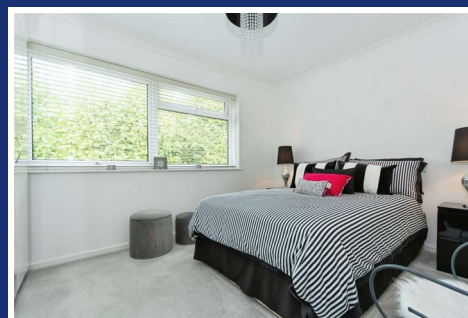
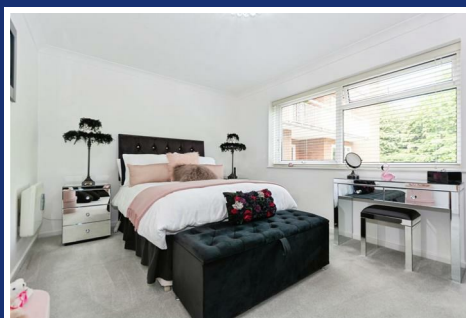




# 16 Woodlawn

Hampton Lane, Solihull, B91 2PX

£300,000



## Information

This generously proportioned two double bedroom apartment is ideally located just a short walk from Solihull Town Centre. Positioned on the prestigious Hampton Lane, the property offers convenient access to a wide range of shops, restaurants, and amenities—including Touchwood Shopping Centre—making it ideal for downsizers and professionals alike.

The apartment features a gated entrance, communal lobby, and a welcoming hallway with guest WC. Inside, you'll find a spacious lounge/diner with access to a south-facing balcony, perfect for enjoying the sun. The separate fitted kitchen is fully integrated, and the modern re-fitted bathroom complements two well-sized double bedrooms.

Additional highlights include:

Underfloor heating in the lounge, kitchen, and bedrooms

Scenic, well-maintained communal grounds

Private garage with electric door

Additional parking spaces

Excellent transport links, including nearby bus stops and easy motorway access

This is a property that truly must be viewed to fully appreciate its size, quality, and location.

## Lounge

Double glazed window to the side aspect and double glazed patio doors providing access to the balcony. Includes built-in storage cupboards, a wall-mounted electric heater, and underfloor heating throughout.

## Guest Cloakroom

Double glazed window to side aspect, vanity unit and W.C.

## Kitchen

Fitted with a range of wall and base units with work surfaces over and tiled splashback areas. Features include a sink and drainer, electric oven and hob with cooker hood, integrated fridge freezer, additional under-counter freezer, integrated microwave, washer dryer, and dishwasher. Underfloor heating throughout.

## Bedroom One

Double glazed window to the side aspect, fitted wardrobes, wall-mounted electric heater, and underfloor heating.

## Bedroom Two

Double glazed window to the side aspect, fitted wardrobes, wall-mounted heater, and underfloor heating.

## Bathroom

Double glazed window to the rear aspect. The bathroom features a shower over the bath, WC, and vanity unit. Fully tiled with a heated towel rail.

## Garage

Up-and-over electric door, situated in a separate block.

## 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

Please request details- 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 E

### 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



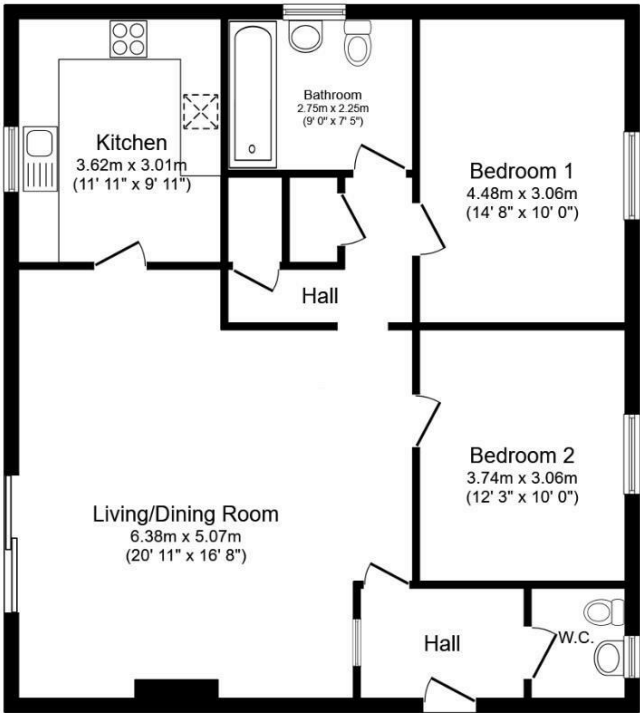
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 91.1 sq.m. (981 sq.ft.)

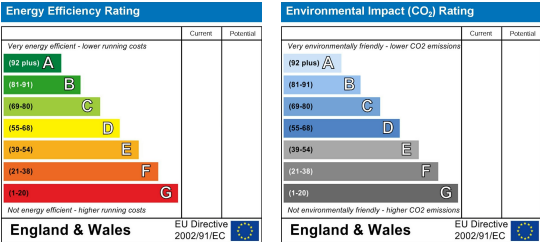
Total floor area: 91.1 sq.m. (981 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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