

HUNTERS®

HERE TO GET *you* THERE



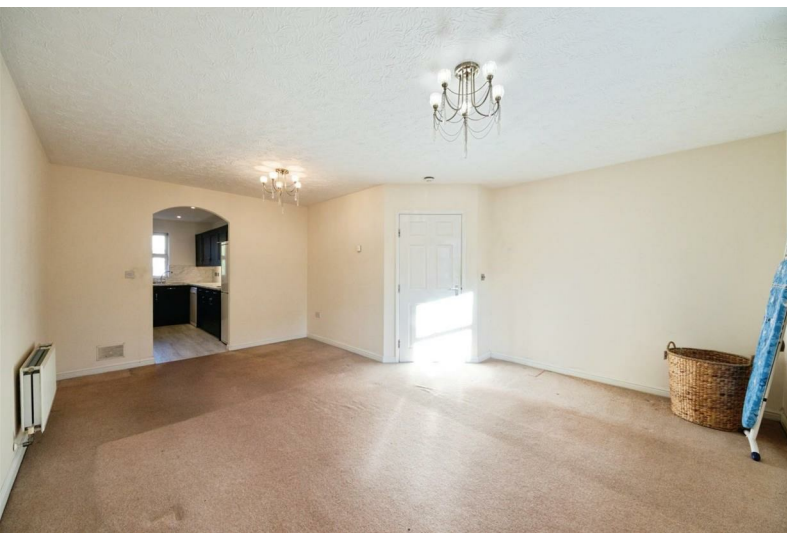
New Road

Solihull, B91 3DP

£275,000



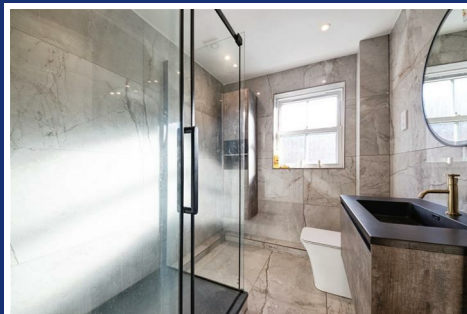
Council Tax: E



24A New Road

Solihull, B91 3DP

£275,000



Information

A secure and spacious three-bedroom duplex apartment, set behind electric gates and arranged over two floors, offering a rare combination of privacy, style, and convenience—just a short stroll from Solihull town centre.

This beautifully presented home sits within a prime Solihull location and benefits from gated access and an allocated parking space—an invaluable advantage in the town centre. Perfect for those seeking modern living within walking distance of local amenities, this property offers both comfort and practicality in equal measure.

Upon entering, a generous hallway leads you into a bright and open lounge that flows effortlessly into a newly renovated Magnet kitchen, completed to an exceptional standard. This floor also includes a spacious double bedroom and a luxurious family bathroom. The downstairs bathroom features a large walk-in shower, marble-effect wall and floor tiles, a contemporary W/C, LED touch mirror, and a sleek vanity unit with excellent storage—combining style with functionality.

Upstairs, you'll find two further well-proportioned double bedrooms, each enhanced by large windows that bathe the rooms in natural morning light, creating a warm and welcoming ambience. The shower room on this floor, fitted in 2024, mirrors the elegance of the main bathroom with marble tiling, a generous walk-in shower, modern W/C, LED mirror, and a high-quality wash basin.

Perfectly positioned in the heart of Solihull, the apartment is just a five-minute walk from the town centre, offering easy access to an excellent selection

of shops, bars, restaurants, and Solihull Train Station. Morrisons supermarket is only moments away, and the picturesque Malvern and Brueton Park are within easy reach—ideal for relaxation and outdoor activities.

This outstanding duplex apartment presents a fantastic opportunity to enjoy secure, stylish, and exceptionally convenient living in one of Solihull's most desirable locations.

Living / Dining Room

18'3 x 14'3 (5.56m x 4.34m)

Kitchen

11'11 x 8'0 (3.63m x 2.44m)

Bedroom One

12'3 x 11'6 (3.73m x 3.51m)

Bedroom Two

17'10 x 9'8 (5.44m x 2.95m)

Bedroom Three

11'5 x 9'5 (3.48m x 2.87m)

Shower Room

8'5 x 6'8 (2.57m x 2.03m)

First Floor Shower Room

7'11 x 4'1 (2.41m x 1.24m)

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

£1362 PA (£681 paid half yearly) - Hunters have not

Tel: 0121 709 0111

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 And 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.

Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.



Road Map



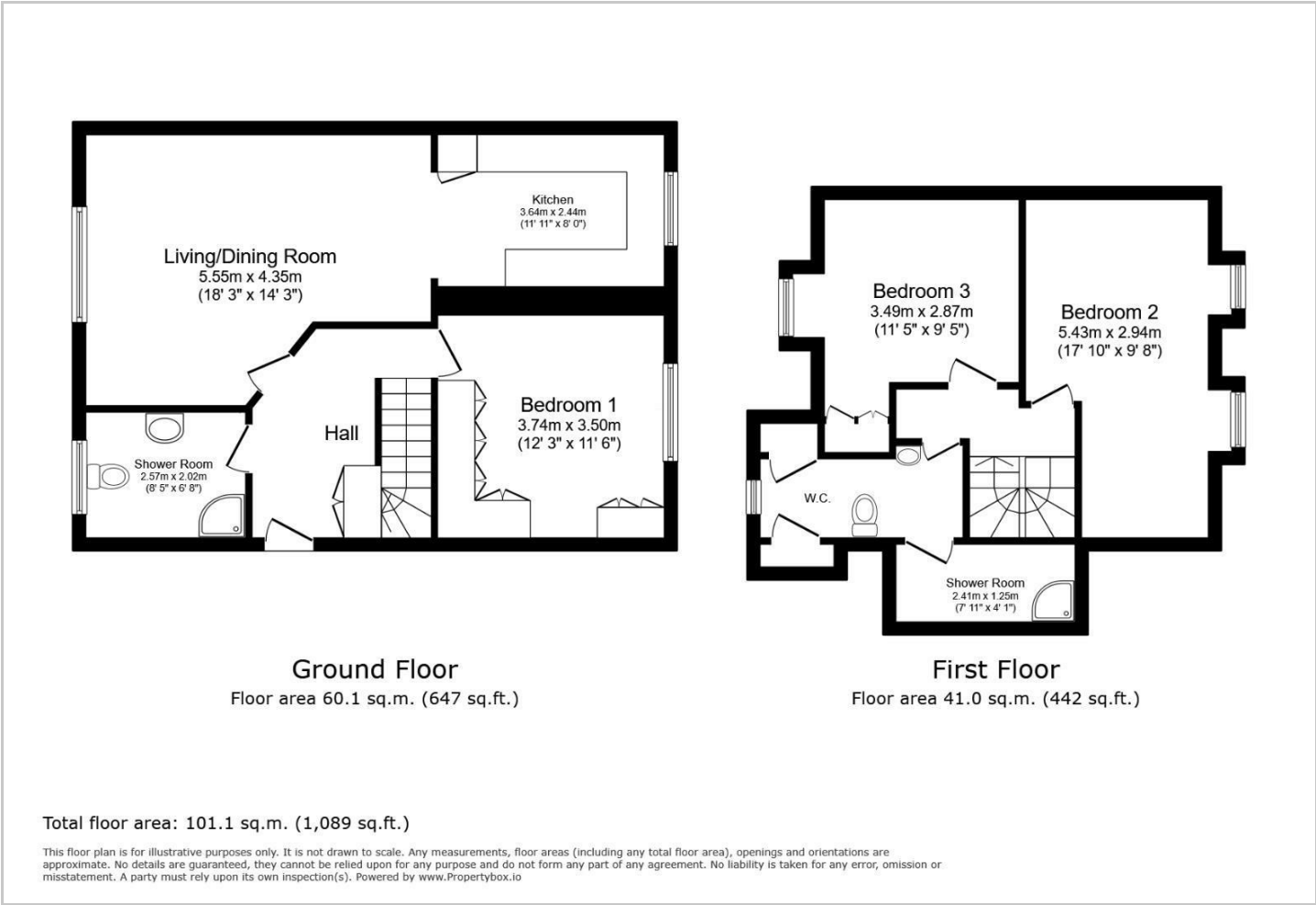
Hybrid Map



Terrain Map



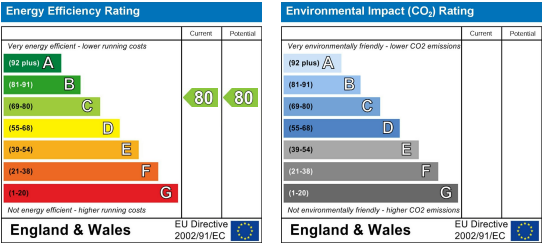
Floor Plan



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. **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.