

HUNTERS®

HERE TO GET *you* THERE



2405 Stratford Road

Hockley Heath, Solihull, B94 6BD

Guide Price £275,000



Council Tax: C



Kingswood Court 2405 Stratford Road

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PROPERTY OVERVIEW

The apartment is set within a contemporary complex of apartments located in a semi-rural location in Hockley Heath. The TWO BEDROOM FIRST FLOOR APARTMENT is accessible from the Communal Foyer Hall via a lift or communal staircase. This well presented apartment benefits from gas-fired central heating and double glazing, and briefly comprises: Inside - Hallway, Open Plan Kitchen/Dining, Living Room, Two Bedrooms, En-Suite Shower Room, Main Bathroom, Outside - Two allocated parking spaces and communal gardens.

LOCATION

Hockley Heath is a popular village surrounded by open greenbelt countryside and is well served by local stores, amenities, schools and park providing recreational facilities. The village is well placed for both M40 and M42 which lead to the Midlands motorway network and centres of commerce and culture. Dorridge and Lapworth are both neighbouring villages whilst Solihull town centre is within some six miles and provides further and more comprehensive facilities. The property also falls within the Tudor Grange School catchment area.

ON THE GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

The property is accessed via a secure communal entrance door leading into an impressive communal entrance hall. There is lift access as well as communal staircase leading to first floor.

ON THE FIRST FLOOR

HALL

From the first floor communal landing, the main front door opens into the Hall of the apartment - having useful large double door storage cupboard (suitable for hanging rail and shelving) housing the fuse board, second useful large storage cupboard (also suitable for coat hooks and

hanging rail), central heating radiator, and wall-mounted intercom telephone.

LIVING ROOM (front)

15'1" x 14'5" (4.60m x 4.40m)

Having double central heating radiator.

FITTED KITCHEN/DINER (rear)

16'4" x 9'10" (5.00m x 3.00m)

Kitchen Area: - having range of fitted wall, base and drawer units, with work surfaces over, incorporating stainless still sink unit with mixer tap. Electrolux electric oven and hob with Neff extractor above. Built-in Zanussi fridge/freezer and cupboard housing the Greenstar combi central heating boiler. Also, wall mounted Honeywell thermostat.

Dining Area: - having plenty of room for table and chairs, fitted wall unit with drawers and shelves above, and central heating radiator.

BEDROOM 1 (front)

15'1" x 10'9" (4.60m x 3.30m)

Having fitted single wardrobe with matching dressing table unit to side with inset drawers, matching cupboards over the double bed space with fitted headboard and matching side drawer units. Also, double built-in wardrobe with hanging rail, and central heating radiator.

EN-SUITE SHOWER ROOM

7'10" x 5'6" (2.39m x 1.70m)

Having suite comprising corner shower unit with shower tray and sliding doors, wall mounted wash basin and WC. Also, complimentary wall tiles and chrome heated towel rail.

BEDROOM 2 (rear)

13'1" x 9'10" (4.00m x 3.00m)

Having double built-in wardrobe and central heating radiator.

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BATHROOM

7'10" x 7'6" (2.40m x 2.30m)

Having suite comprising panelled bath with wall mounted shower attachment above and shower screen to side, wall mounted wash hand basin and WC. Also, complimentary wall tiles, chrome heated towel rail and wall cupboard.

OUTSIDE

The property benefits from well maintained communal gardens, one allocated parking space within the secure area, plus another allocated parking space in the visitors parking area.

GENERAL INFORMATION

TENURE & SERVICE CHARGE

Hunters understands that the property is Leasehold. The lease term is 125 years - from 25.03.2012. The Ground Rent is £150 per annum. The annual service charge/annual maintenance charge is £2,486.52.

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, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

FIXTURES & FITTINGS

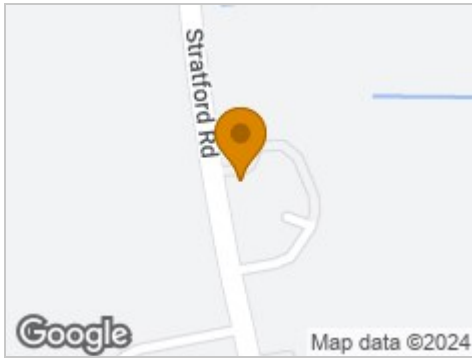
Only those items mentioned in these sales particulars will be included in the sale of the property.

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



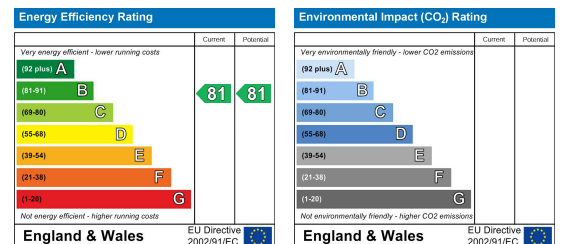
Total floor area 86.7 m² (933 sq.ft.) approx

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 Knowle Office on 01564 770707 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.