



APT 19, 18 UNION ROAD, SOLIHULL, B91 3DH

OFFERS OVER £250,000

EPC: D Council Tax Band: D



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Top Floor Modern Duplex Penthouse Apartment
- Two Bedrooms (Master En Suite)
- Spacious Open Plan Lounge with Kitchen Area
- Sun Balcony
- Within Walking Distance of Solihull Town Centre
- Views over Bowling Green
- Secure Underground Parking
- Two Allocated Parking Spaces



A fantastic opportunity to acquire this excellent two bedroom penthouse apartment situated in an sought after location within easy walking distance of Solihull town centre. The excellent living accommodation which is set on two floors briefly comprises; communal entrance hall with security video entry system, lift and stairs to all levels, reception hall, guest cloakroom/wc, open plan living room opening to fitted kitchen area, sun balcony, first floor landing, master bedroom with en suite shower room/wc, second bedroom, family bathroom/Wc, secure underground parking for two cars. No Upward Chain

FRONT DOOR TO COMMUNAL ENTRANCE HALL with security video intercom system, lift and stairs to all levels

RECEPTION HALL

GUEST CLOAKROOM/WC

LOUNGE AREA 16' 10" x 12' 2" (5.13m x 3.71m)

opening to:

KITCHEN AREA 11' 1" x 10' 6" (3.38m x 3.2m)

with integral Bosch oven, hob and cooker hood, Bosch microwave, slim line Bosch dishwasher, fridge/freezer

LARGE SUN BALCONY

FIRST FLOOR LANDING

MASTER BEDROOM 16' 6" x 9' 8" (5.03m x 2.95m)

fitted wardrobes

ENSUITE SHOWER ROOM/WC

BEDROOM TWO 12' 1" x 6' 8" (3.68m x 2.03m)

FAMILY BATHROOM /WC

SECURE UNDERGROUND PARKING with two allocated parking spaces



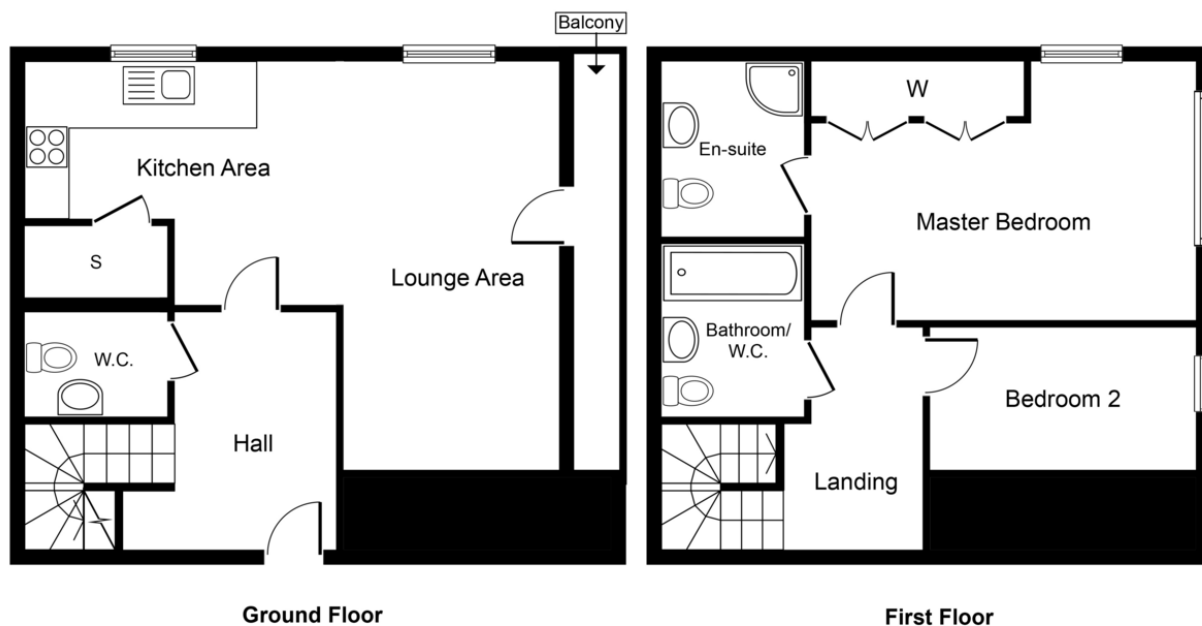
Length of Lease: 108 yrs (from 2023)

Service Charge: £3,000

Ground Rent: £195

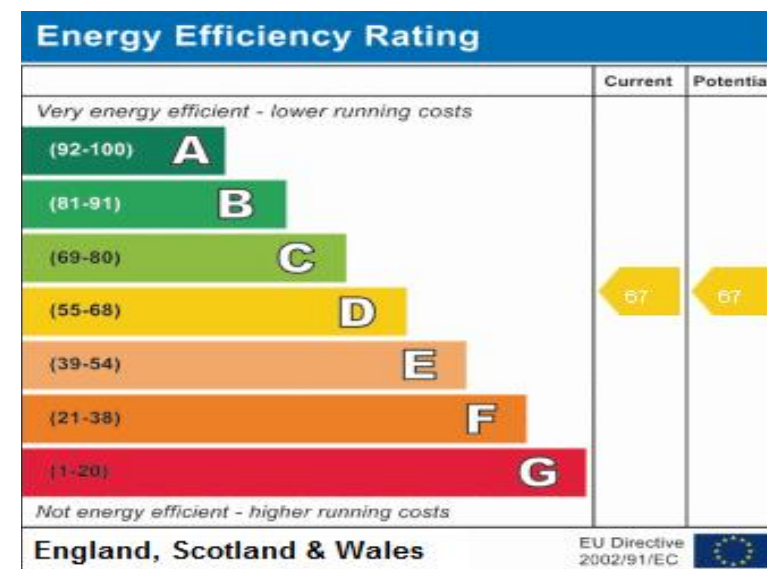
Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Solihull 6 The Square, Solihull, West Midlands B91 3RB
T: 0121 704 0100 E: solihull@ruxtonproperty.co.uk

www.ruxtonproperty.co.uk



rightmove Zoopla.co.uk