



8 CEDARHURST, PARK ROAD, SOLIHULL, B91 3SU

ASKING PRICE OF £255,000

EPC: D Council Tax Band: D





### Location

Solihull is located approximately 9 miles (14.5 km) south-east 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 and 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 with easy access to the Warwickshire countryside.

- Ground Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/Diner
- Walking Distance of Solihull Town Centre
- Next to Malvern Park
- Breakfast Kitchen
- Tudor Grange School Catchment (Check to Confirm)
- Garage & Parking





A spacious two double bedroom ground floor apartment situated in a sought after location next to Malvern Park and within easy walking distance of Solihull town centre. The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises; communal entrance hall with security intercom system, reception hall, large lounge/diner, breakfast kitchen, two double bedrooms, modern fitted shower room/wc, parking area, communal gardens, garage en bloc. No Upward Chain.



**COMMUNAL ENTRANCE HALLWAY** with security intercom system

**RECEPTION HALL** walk in storage cupboard

**SPACIOUS LOUNGE/DINER** 20' 5" x 12' 9" (6.22m x 3.89m)

**BREAKFAST KITCHEN** 13' 0" x 10' 7" (3.96m x 3.23m)

**BEDROOM ONE** 12' 0" x 12' 9" (3.66m x 3.89m)

fitted wardrobes

**BEDROOM TWO** 10' 0" x 9' 10" (3.05m x 3m)

fitted wardrobes

**SHOWER ROOM/WC**

**GARAGE EN BLOC**

**PARKING AREA**

**COMMUNAL GARDENS**

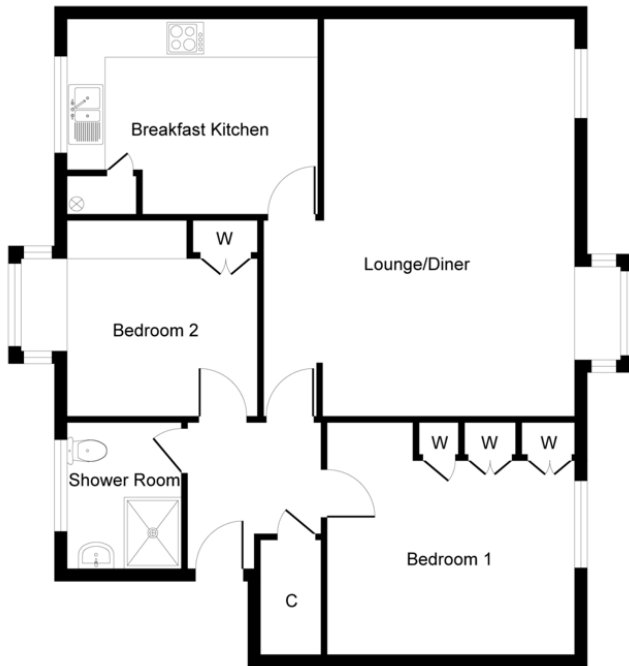


Share of Freehold - 954 years (from 2024)

Service Charge - £2,100

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

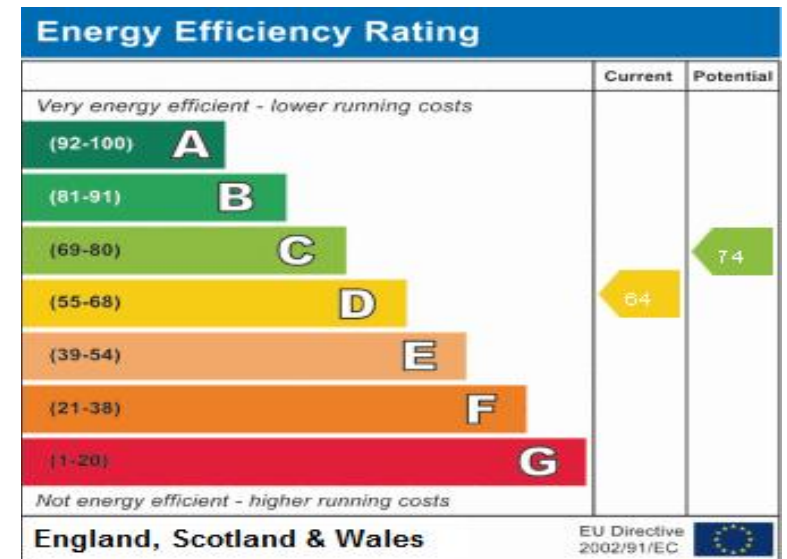




**Approx. Gross Internal Floor Area 840 sq. ft. (78.00 sq. m)**

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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