



8 OLD WARWICK COURT, OLD WARWICK ROAD, SOLIHULL, B92 7JT

ASKING PRICE OF £159,950

EPC: C Council Tax Band: B



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.

- First Floor Apartment
- Two Double Bedrooms with Fitted Wardrobes
- Spacious Lounge/Diner
- Breakfast Kitchen
- Gated Garage Parking
- Communal Gardens
- Off Road Parking
- No Upward Chain

A well presented two double bedroom first floor apartment situated in a sought after location close to Olton Railway station. The excellent living accommodation briefly comprises; communal entrance hall with security intercom system, stairs to first floor, large reception hall, storage cupboard, spacious lounge/diner, breakfast kitchen, two double bedrooms(both with fitted wardrobes) shower room/wc, parking area, communal gardens, gated garage parking. No Upward Chain.



COMMUNAL ENTRANCE HALL with security intercom system

STAIRS TO FIRST FLOOR

LARGE RECEPTION HALL

STORAGE CUPBOARD

SPACIOUS LOUNGE/DINER 16' 6" x 10' 7" (5.03m x 3.23m)

BREAKFAST KITCHEN 12' 0" x 6' 4" (3.66m x 1.93m)

BEDROOM ONE 15' 3" x 10' 7" (4.65m x 3.23m)

fitted wardrobes

BEDROOM TWO 10' 6" x 8' 7" (3.2m x 2.62m)

fitted wardrobes

LARGE SHOWER ROOM/WC

OFF ROAD PARKING

GATED ACCESS TO EN BLOC GARAGE

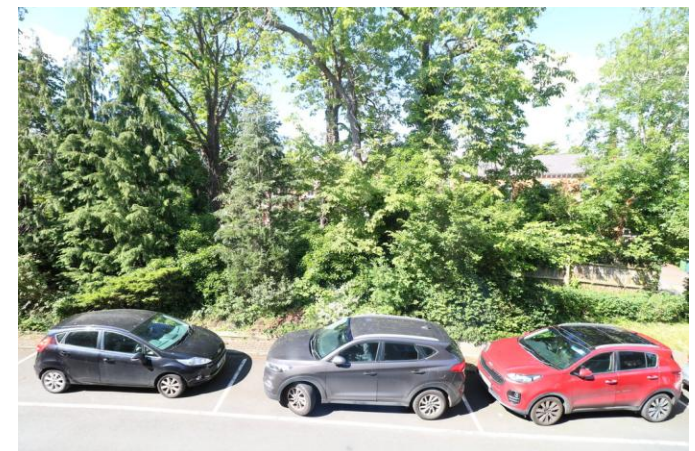
COMMUNAL GARDENS TO REAR



Length of Lease: 980 years (from 2005)

Service Charge: £1,303.76 pa

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 may apply)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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