



27 DARLEY MEAD COURT, HAMPTON LANE, SOLIHULL, B91 2QA  
OFFERS IN THE REGION OF £220,000





### 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.

- First Floor Apartment
- Recently Refurbished
- Superb Open Plan Lounge/Diner with Modern Fitted Kitchen
- Sun Balcony
- Within Walking Distance of Solihull Town Centre
- Secure Gated Parking
- Beautiful Communal Gardens
- Modern Fitted Family Bathroom/Wc





A beautifully presented two double bedroom first floor apartment situated in a sought after location within walking distance of Solihull town centre. The excellent, recently refurbished accommodation briefly comprises; communal entrance hall, entrance hall, superb open plan lounge/diner with modern fitted kitchen, SUN BALCONY, two double bedrooms, modern fitted family bathroom/wc, secure gated parking and fantastic communal gardens.



**COMMUNAL ENTRANCE HALLWAY** With security intercom system

**ENTRANCE HALL** With storage cupboard

**SUPERB LOUNGE DINER/ KITCHEN** 20' 2" max x 18' 2" (6.15m x 5.54m)

**MODERN FITTED KITCHEN** with built in oven and hob and integrated fridge and freezer

**ACCESS TO SUN BALCONY**

**BEDROOM ONE** 12' 5" x 10' 0" (3.78m x 3.05m)

**BEDROOM TWO** 11' 0" max 8' 8" min x 8' 5" (3.35m x 2.57m)

**MODERN FITTED BATHROOM/ WC**

**SECURE GATED PARKING**

**BEAUTIFUL COMMUNAL GARDENS TO THE REAR**



Length of Lease: 980 years (at 2025)

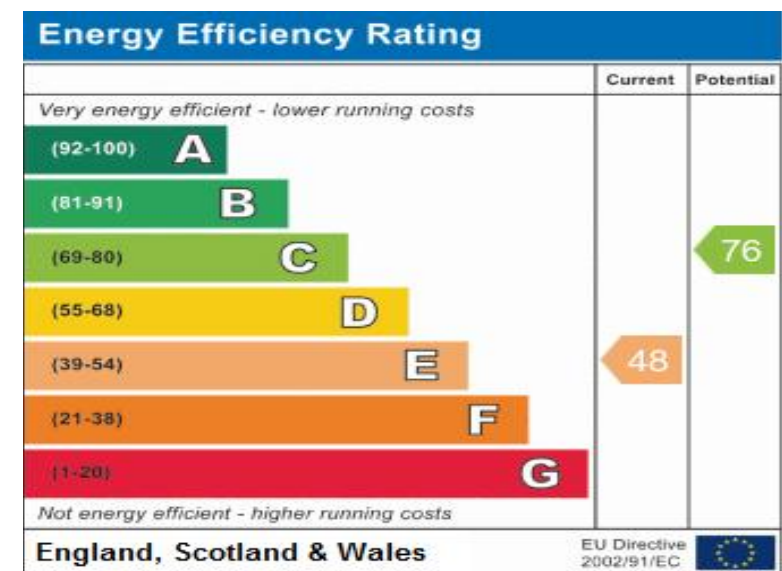
Service Charge: £1,764.00 p.a.

*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)*

**\*\*\* DRAFT DETAILS \*\*\***

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.





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.

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).

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

[www.ruxtonproperty.co.uk](http://www.ruxtonproperty.co.uk)



rightmove  Zoopla.co.uk