



APT 36, 18 UNION ROAD, SOLIHULL, B91 3DH

ASKING PRICE OF £185,000

EPC: C Council Tax Band: C



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.

- No Upward Chain
- Second Floor Apartment
- Walking Distance to Solihull Town Centre
- One Secure Underground Parking Space
- Investment Opportunity
- One Bedroom
- Fitted Wardrobes
- Spacious Lounge/Kitchen/Diner



Ruxton are delighted to be selling this immaculate one bedroom apartment at Union Road walking distance to Solihull Town Centre. The property briefly comprises of: Communal entrance hall with staircase and lift access, hallway, modern bathroom, open plan lounge/kitchen/diner, and one bedroom with fitted wardrobes. Both the bedroom and lounge have a fantastic outlook of Solihull School cricket pitch. The apartment also benefits of one secure underground parking space. No Upward Chain.



COMMUNAL ENTRANCE HALL with staircase and lift access

HALLWAY

MODERN BATHROOM

OPEN PLAN LOUNGE/KITCHEN/DINER 25' 1" x 13' 1"
(7.655m x 3.995m)

BEDROOM 11' 2" x 11' 7" (3.415m x 3.543m)
with fitted wardrobes

ONE SECURE UNDERGROUND PARKING SPACE

Length of Lease: 105 years (at 2025)

Service Charge: £2,792.29 pa.

Ground Rent: £189.44 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)





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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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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