







### Location

Solihull is located approximately 9 miles (14.5 km) south east of Birmingham city centre. The town hosts the administrative centre of the larger Metropolitan Borough of Solihull. Situated in the heart of England, it is considered to be one of the most prosperous and highly sought after residential areas in the country. Solihull boasts a range of first rate local amenities, including excellent schools, parks, charming architecture and a range of recreational and leisure facilities: sports clubs; golf clubs; various societies; good restaurants; a top of the range shopping experience, a multi screen cinema and arts complex that includes a library and a theatre. There are local commuter train services to Birmingham and London, combined with convenient road networks linking the M42, M6, M40, M1 and M5. The NEC, Birmingham International Airport and Railway Station are all within an approx 20 minute drive.

- Luxury First Floor Apartment
- Two Double Bedrooms(Master En Suite)
- Large Lounge/Diner
- Superb Breakfast Kitchen
- Family Bathroom/wc
- Secure Gated Parking
- Two Allocated Parking Spaces
- Communal Gardens





A modern and spacious two double bedroom luxury apartment situated in a sought after convenient location within walking distance of Solihull town centre. The excellent high specification living accommodation briefly comprises; communal entrance hall, lift and stairs from, reception hall, large lounge/diner, superb breakfast kitchen, master bedroom with en suite shower room/wc, second double bedroom, family bathroom, secure gated allocated parking with 2 spaces, one which is underground, communal gardens. No Upward Chain.



## COMMUNAL ENTRANCE HALLWAY

## RECEPTION HALL

**LOUNGE DINER** 20' 3" x 13' 0" (6.17m x 3.96m)

**BREAKFAST KITCHEN** 18' 5" x 11' 7" (5.61m x 3.53m)

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

## EN-SUITE SHOWER ROOM

**BEDROOM TWO** 12' 2" x 10' 7" (3.71m x 3.23m)

**FAMILY BATHROOM/ WC** 12' 0" x 7' 10" (3.66m x 2.39m)

**SECURE GATED ALLOCATED PARKING** Secure gated allocated parking with 2 spaces, one which is underground

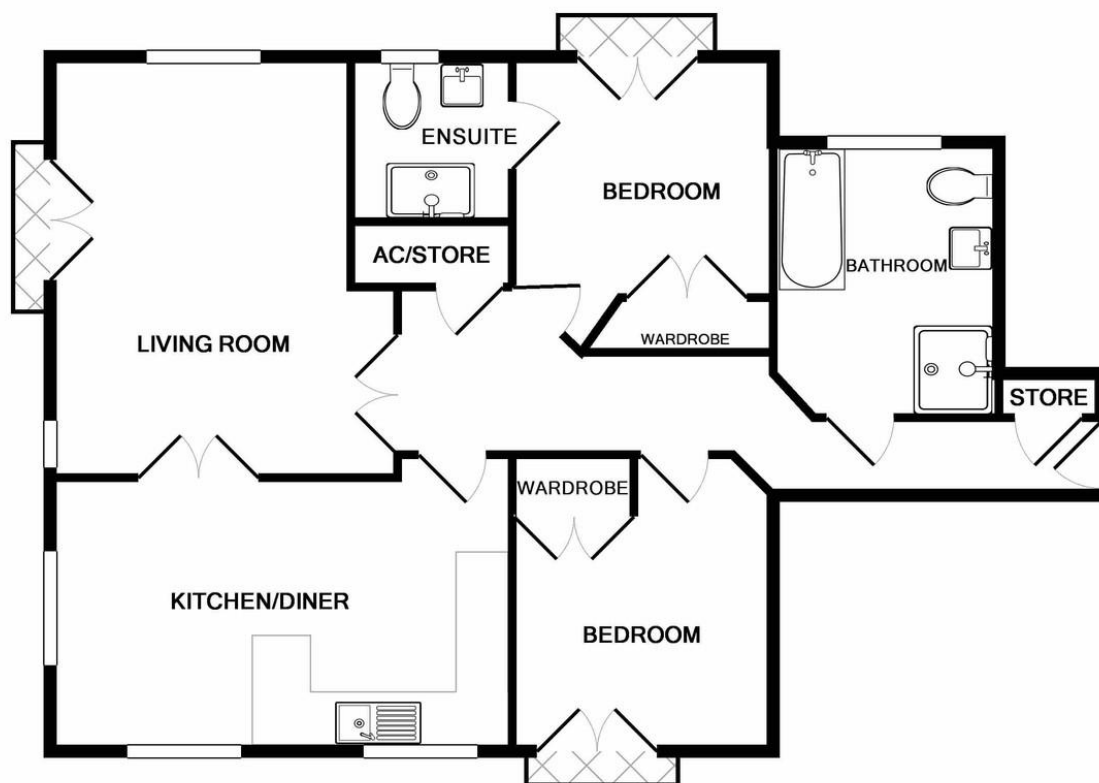
## COMMUNAL GARDENS

**VENDOR COMMENTS** "The apartment is in a great position, within walking distance of Solihull town centre and high specification living accommodation"



*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)*





APARTMENT 5  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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