



Rocksborough House Warwick Road
Solihull





Property Description

This two bedroom first floor apartment is accessed via communal entrance with lift access. The property comprises of entrance hallway, open plan living diner kitchen, two double bedrooms with fitted wardrobes and family bathroom. Gated access and two parking spaces. This home has been modernised throughout and is offered with NO CHAIN.

Entrance Hallway

Door to front, storage cupboard and central heating radiator.

Open Plan Living

Kitchen Diner Lounge

23' 11" x 14' 9" (7.29m x 4.50m)

Double glazed window to rear and side aspect, fitted kitchen with a range of wall and base units with works surfaces over, sink and drainer, electric oven, gas hob with cooker hood over, space for fridge freezer and plumbing for dishwasher and washing machine, central heating radiator and TV points.

Bedroom One

15' 1" x 8' 6" (4.60m x 2.59m)

Double glazed window to rear aspect, fitted wardrobes and central heating radiator.

Bedroom Two

13' 1" x 11' 2" (3.99m x 3.40m)

Double glazed window to side aspect and central heating radiator.

Bathroom

Bath with shower over, hand wash basin, W.C., part tiled and hot towel rail.

Outside

Communal grounds and two allocated parking spaces.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
SOLIHULL B91 3SN

EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SOL204963

This is a Leasehold property with details as follows; Term of Lease 150 years from 20 Nov 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SOL204963 - 0015

