



Albany Gardens Hampton Lane
Solihull

Albany Gardens Hampton Lane Solihull B91 2PT

for sale
£300,000



Property Description

Located on the first floor of the well-regarded Albany Gardens development on prestigious Hampton Lane, this well-presented apartment offers generous and versatile living accommodation ideal for families, professionals, or investors.

The property comprises two spacious double bedrooms and a comfortable single bedroom, all neutrally decorated and filled with natural light. The modern kitchen is well-equipped with contemporary units and integrated appliances, while the bathroom features a stylish shower and basin, complemented by a separate W.C. for added convenience.

Situated within walking distance of Solihull town centre, excellent transport links, and local amenities, this apartment combines convenience with comfort in a highly desirable location.

Entrance Hall

Door to the front with a cupboard.

Lounge

18' 5" x 11' 8" (5.61m x 3.56m)

Double glazed window to the side elevation.

L-Shape Kitchen

12' 9" x 12' 3" (3.89m x 3.73m)

L-Shape fitted Kitchen with wall and base units, sink, electric oven and gas hob, cooker hood, plumbing for washing machine and double glazed window to side elevation.

Bedroom One

13' x 12' 3" (3.96m x 3.73m)

Double glazed window to side elevation with radiator.

Bedroom Two

12' 2" x 11' 10" (3.71m x 3.61m)

Double glazed window to side elevation with radiator.

Bathroom

Double glazed window to side elevation that is part tiled with wash hand basin, shower cubicle, W/C, and shaver point.

Bedroom Three

8' 4" x 8' 3" (2.54m x 2.51m)

Double glazed window to side elevation with radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SOL205792

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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: SOL205792 - 0002