



Lansdale Avenue, Solihull





Property Description

Welcome to this elegant one-bedroom top-floor apartment, discreetly positioned and embraced by the serene beauty of surrounding woodland. Situated in one of Solihull's most sought-after locations, this residence offers an exceptional blend of privacy and convenience, with superb access to the M42 and M6 motorways, the NEC, Birmingham International Airport and Solihull Train Station.

Entry to the property is via a secure access system, leading to a welcoming hallway and staircase ascending to the apartment. The living room is light-filled and spacious, seamlessly connecting to a well-appointed kitchen featuring a range of wall and base units, a cooker point, and a window overlooking the rear gardens.

The bedroom serves as a peaceful sanctuary, complete with a fitted triple wardrobe and a generous double-glazed window that bathes the room in natural light. The bathroom offers a full-length bathtub with separate overhead shower, wash basin, and W.C.

To the rear, beautifully maintained communal gardens provide an idyllic setting for relaxation or social gatherings, complemented by a convenient laundry area and extensive lawned spaces.

Ample parking ensures ease for residents and guests alike.

This property represents an ideal opportunity for first-time buyers, downsizers, or investors seeking a harmonious lifestyle in a highly desirable and well-connected area of Solihull.

Entrance Hallway

Door to front elevation, cloakroom, airing cupboard and central heating radiator.

Lounge

12' 4" max x 10' 6" max (3.76m max x 3.20m max)
Double glazed window to rear elevation, central heating radiator and arch into:

Kitchen

8' 10" max x 5' 6" max (2.69m max x 1.68m max)
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric cooker, spotlights, space for appliances, space and plumbing for washing machine.

Bedroom One

11' 6" max x 9' 2" max (3.51m max x 2.79m max)
Double glazed window to rear elevation, central heating radiator and mirrored fitted wardrobes.

Bathroom

Bath with shower over, W.C, wash hand basin, extractor and heater.

Parking

Communal parking.

Communal Gardens

Lawned communal garden space and laundry area.









Total floor area 40.2 m² (433 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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29 High Street
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EPC Rating: D Council Tax
 Band: B

Service Charge:
 1900.00

Ground Rent:
 40.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 01 May 1982. 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.

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