



smarthomes

**Milcote Road**

Solihull

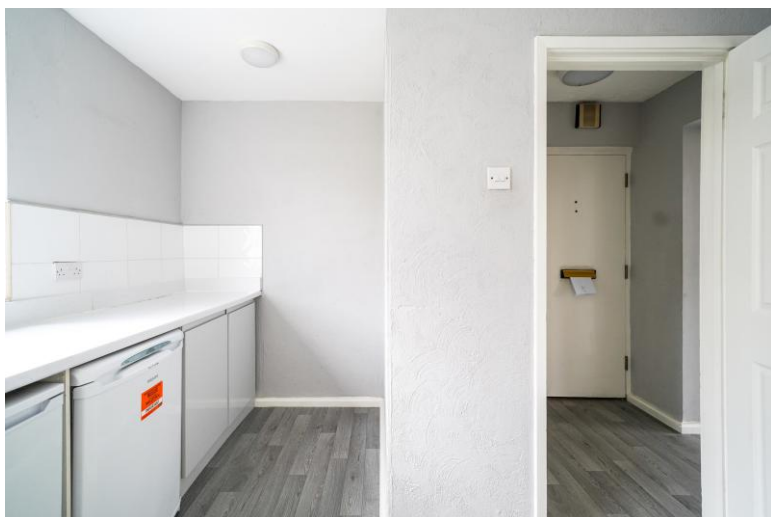
- A Well Presented Second Floor Apartment
- Walking Distance Of Solihull Town Centre
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Family Bathroom & Separate W.C
- No Upward Chain

**£199,000**

Current EPC Rating - D

Current Council Tax Band - C





## Property Description

A well presented second floor apartment benefiting from no upward chain and being situated a stones throw from Solihull Town Centre. Offering accommodation comprising a spacious lounge/diner, fitted kitchen, two double bedrooms, bathroom, separate W.C, well maintained communal gardens and garage en-bloc

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Fitted Kitchen 3.9m x 3.4m (12'9" x 11'1")

Spacious Lounge/Diner 6.5m x 3.5m (21'3" x 11'5")

Bedroom One 4m x 3.5m (13'1" x 11'5")

Bedroom Two 3.3m x 2.7m (10'9" x 8'10")

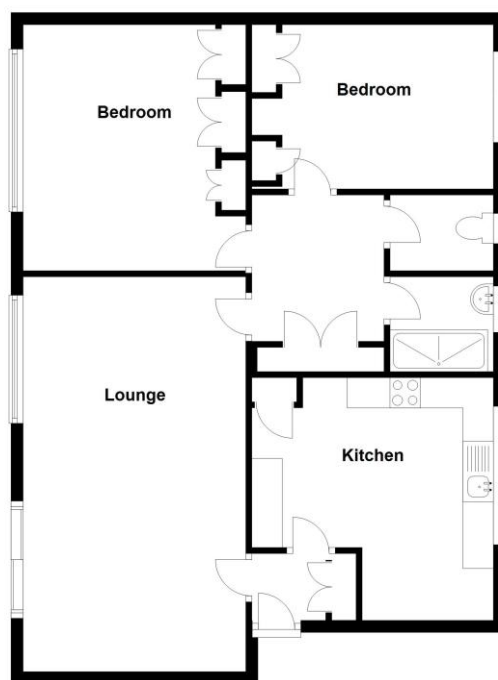
Family Bathroom

Separate W.C

Garage En-Bloc

Tenure

We are advised by the vendor that the property is leasehold with approx. 128 years remaining on the lease and a service charge of approx. £2,140 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.