



## Alderham Close, Solihull

Offers in Region of £275,000





## PROPERTY OVERVIEW

This beautifully presented two bedroom second floor apartment is offered to the market with no upward chain and occupies a prime position in the heart of Solihull, just a short walk from the town centre. The property is set within well-maintained communal grounds and benefits from excellent views overlooking the Solihull School playing fields, creating a peaceful and attractive outlook.

Upon entering, you are welcomed by a spacious entrance hallway that provides ample storage space, ideal for coats, shoes, and household essentials. The large open plan living and dining room is flooded with natural light, offering an abundance of space for both relaxed sofa seating and a dedicated dining area, making it perfect for entertaining or unwinding after a busy day.

The separate kitchen is equally impressive, featuring generous storage options, extensive work surfaces, and a dual aspect design that allows plenty of light to fill the space, ensuring a bright and airy atmosphere for cooking and casual dining.

Both bedrooms are generously sized, with the principal bedroom benefiting from the convenience of an en-suite shower room, while the second bedroom is served by a modern family bathroom, making the apartment ideal for both professionals and small families.





Additional features include secure gated parking for residents and a single garage located in a separate block, providing valuable storage or parking solutions. This apartment combines spacious, light-filled interiors with practical features and a sought-after location, making it an exceptional opportunity for those looking to enjoy all the amenities and lifestyle that central Solihull has to offer. Early viewing is highly recommended to fully appreciate the quality and appeal of this superb home.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Share of Freehold

- Two Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Flooded With Natural Light Throughout
- Excellent Views Of Solihull School Playing Fields
- Prime Location Within Walking Distance To Town Centre
- Large Open Plan Living / Dining Room
- Spacious Dual Aspect Kitchen
- Two Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Secure Gated Parking & Single Garage





**ENTRANCE HALLWAY**

**LIVING / DINING ROOM**

20' 6" x 16' 4" (6.25m x 4.99m)

**KITCHEN**

12' 10" x 10' 2" (3.92m x 3.11m)

**PRINCIPAL BEDROOM**

12' 11" x 12' 2" (3.93m x 3.70m)

**ENSUITE**

5' 1" x 3' 1" (1.55m x 0.93m)

**BEDROOM TWO**

11' 5" x 9' 10" (3.47m x 2.99m)

**BATHROOM**

7' 2" x 5' 7" (2.19m x 1.69m)

**TOTAL SQUARE FOOTAGE**

81.0 sq.m (873 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE EN BLOC**

**SECURE GATED PARKING**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in both bedrooms.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Service charge - £1,920.00 pa.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
81 sq m / 873 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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