



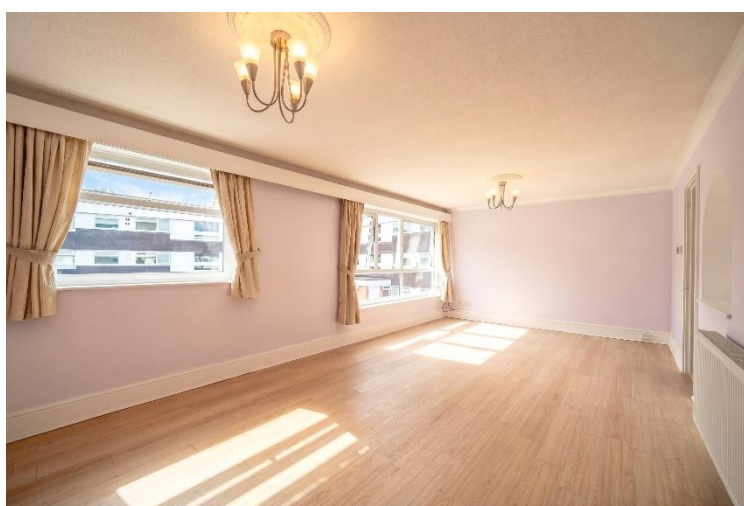
## Pinewood Grove

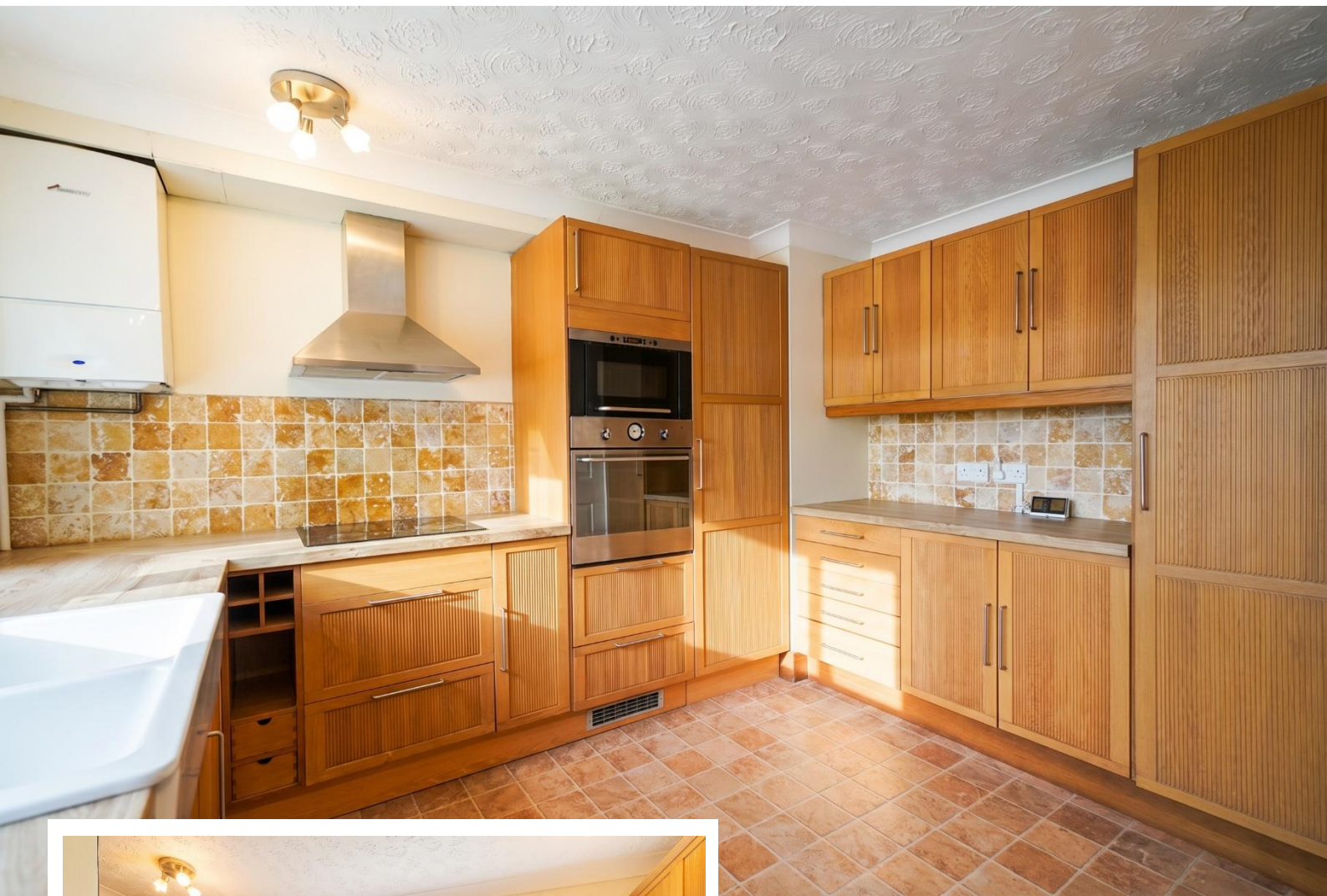
Solihull

- A A Spacious Well Presented First Floor Apartment
- Two Double Bedrooms
- Good Size Breakfast Kitchen
- Garage & Allocated Parking Space
- Walking Distance Of Solihull Town Centre
- No Upward Chain

**OIRO £195,000**

Current EPC Rating 77 (C)  
Current Council Tax Band C





## Property Description

A spacious and well presented first floor apartment situated within walking distance of Solihull town centre and briefly affording two double bedrooms, entrance hallway, large lounge/diner, good sized breakfast kitchen, shower room, communal gardens, garage, allocated parking space, double glazing and gas central heating

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 the new 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

Entrance Hallway

Lounge Diner to Rear - 6.5m x 3.5m (21'3" x 11'5")

Breakfast Kitchen - 3.9m x 3.5m (12'9" x 11'5")

Inner Hallway

Bedroom One to Rear - 4m x 2.9m (to wardrobe) (13'1" x 9'6")

Bedroom Two to Front - 3.5m x 3m (11'5" x 9'10")

Shower Room - 1.8m x 2.2m (5'10" x 7'2")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 125 years remaining on the lease, a service charge of approx. £2,432.66 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 are 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.