



Milcote Road, Solihull

Guide Price **£185,000**





PROPERTY OVERVIEW

This two bedroom second floor apartment is offered to the market with no upward chain, making it an excellent opportunity for first-time buyers, investors or those looking to downsize. Situated in the heart of Solihull, the property benefits from a prime location within walking distance to a wide range of local amenities, including shops, restaurants and transport links. The apartment features an inviting entrance hallway with useful storage space, leading to a spacious open plan living/dining room that is flooded with natural light, creating a welcoming atmosphere for relaxing or entertaining. The fitted kitchen provides ample workspace and storage for every-day needs.

There are two generously sized double bedrooms, both offering comfortable accommodation, as well as a family bathroom and a separate toilet for added convenience. Additional benefits include residents parking spaces and a garage located in a separate block (perfect for extra storage or secure parking). This property combines a superb central location with practical living spaces, making it a must-see for those seeking a convenient and low-maintenance home in Solihull. Early viewing is highly recommended to fully appreciate all that this apartment has to offer.





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: C

Tenure: Leasehold

- Two Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsizers
- Walking Distance To Local Amenities
- Spacious Living / Dining Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom With Separate WC
- Resident's Parking & Single Garage

ENTRANCE HALLWAY

LIVING/DINING ROOM

LIVING AREA

10' 8" x 9' 10" (3.26m x 2.99m)

DINING AREA

11' 1" x 11' 7" (3.37m x 3.54m)

KITCHEN

11' 0" x 13' 0" (3.36m x 3.97m)

**BEDROOM ONE**

11' 3" x 13' 1" (3.44m x 3.99m)

BEDROOM TWO

10' 8" x 8' 10" (3.26m x 2.68m)

BATHROOM

6' 1" x 5' 7" (1.85m x 1.69m)

SEPARATE WC**TOTAL SQUARE FOOTAGE**

72.0 sq.m (774 sq.ft) approx.

OUTSIDE THE PROPERTY**RESIDENT PARKING****GARAGE****ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, two fridge/freezers, all carpets, curtains and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

Service charge - £2,500 pa (ground rent included in the service charge figure).



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.

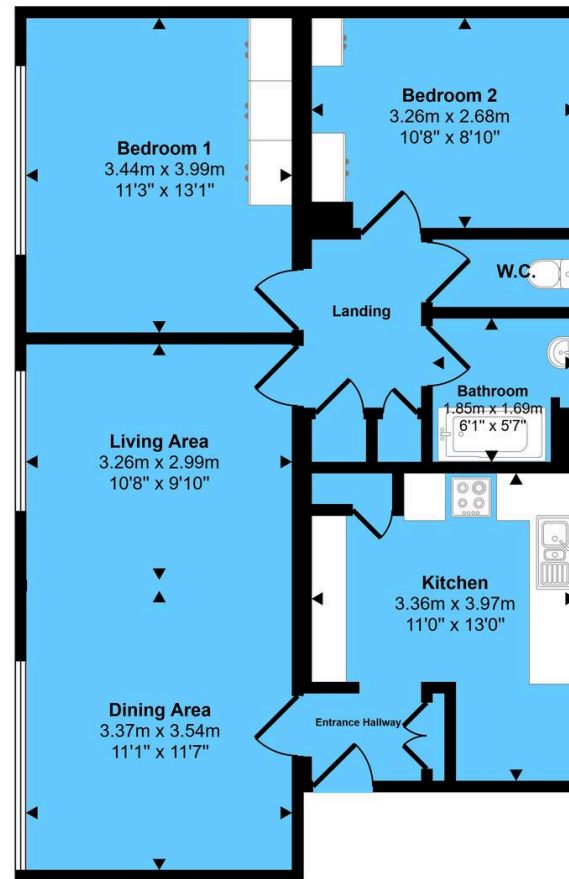
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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
72 sq m / 774 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.

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