HUNTERS®
HERE TO GET *you* THERE

Flat 10, Arden Court 89A Lyndon Road, Solihull, B92 7RF

Flat 10, Arden Court 89A Lyndon Road, Solihull, B92 7RF

£190,000

A beautifully presented two-bedroom, two-bathroom apartment situated within the sought-after Arden Court development on Lyndon Road, Solihull, offering spacious and contemporary living accommodation throughout.

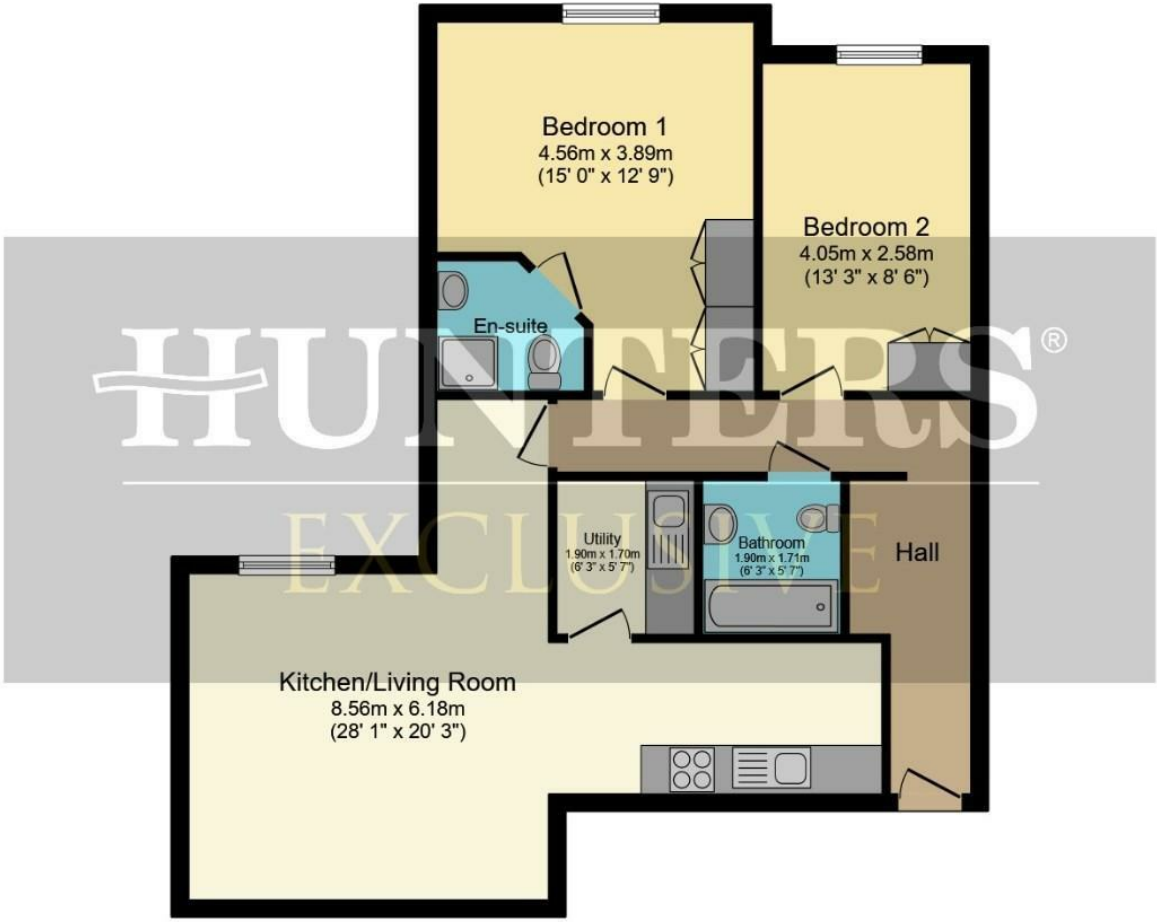
This attractive apartment is ideal for first-time buyers, professionals or those looking to downsize, benefiting from a well-designed layout and excellent local amenities. The property features a bright and spacious open-plan lounge and kitchen area, creating the perfect space for both relaxing and entertaining. The kitchen is complemented by a separate utility room, providing additional storage and practicality.

The principal bedroom is generously proportioned and benefits from fitted storage together with a stylish en-suite shower room. Bedroom two is also an excellent size and is served by a well-appointed family bathroom, making the apartment ideal for guests, family members or those working from home.

Further benefits include secure allocated parking space for one vehicle, lift to all floors, secure communal entrance and well-maintained communal areas.

Accommodation Briefly Comprises: Secure Communal Entrance, Entrance Hall, Open-Plan Lounge/Kitchen, Utility Room, Principal Bedroom with En-Suite, Second Double Bedroom, Family Bathroom and Allocated Parking Space.

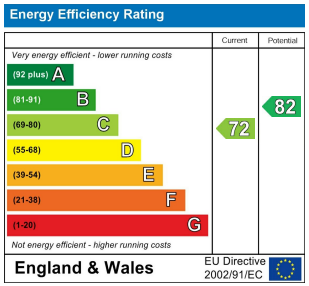
Hunters Solihull 163 High Street, Solihull, B91 3ST | 0121 709 0111
solihull@hunters.com | www.hunters.com

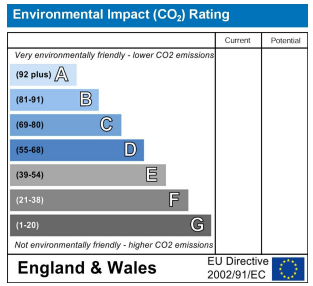


HUNTERS®
EXCLUSIVE

Total floor area 75.6 sq.m. (814 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.focalagent.com





Location
Arden Court is a well-regarded residential development situated on the popular Lyndon Road in Solihull, offering an ideal blend of convenience, excellent transport links and a welcoming community atmosphere. The location is particularly appealing to first-time buyers, professionals and those looking to downsize, thanks to its easy access to a wide range of local amenities.

Residents benefit from nearby shops, supermarkets, cafés and restaurants, while the vibrant Solihull Town Centre is just a short distance away, offering an extensive selection of high street retailers, bars and leisure facilities, including the renowned Touchwood Shopping Centre.

For commuters, Arden Court is superbly positioned with excellent access to the A45, M42 and M6 motorway networks, as well as Birmingham International Airport, Birmingham International Railway Station and the NEC. Olton Railway Station is just a 10-minute walk away and offers direct services into Birmingham Moor Street, making it ideal for those commuting into the city. Fitness First gym is also within easy walking distance, while regular bus services provide convenient connections to Solihull Town Centre, Birmingham City Centre and the surrounding areas.

The area is further enhanced by an abundance of green spaces and parks, including Elmdon Park, which offers scenic walking routes, open green areas and recreational facilities. Combining a convenient location with excellent local amenities and transport connections, Arden Court is an ideal place to call home in one of Solihull's most popular residential areas.

Kitchen / Living Room
28'1 x 20'3

Utility
6'3 x 5'7

Bedroom One
15'0 x 12'9

Bedroom Two
13'3 x 8'6

Bathroom
6'3 x 5'7

Tenure
The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

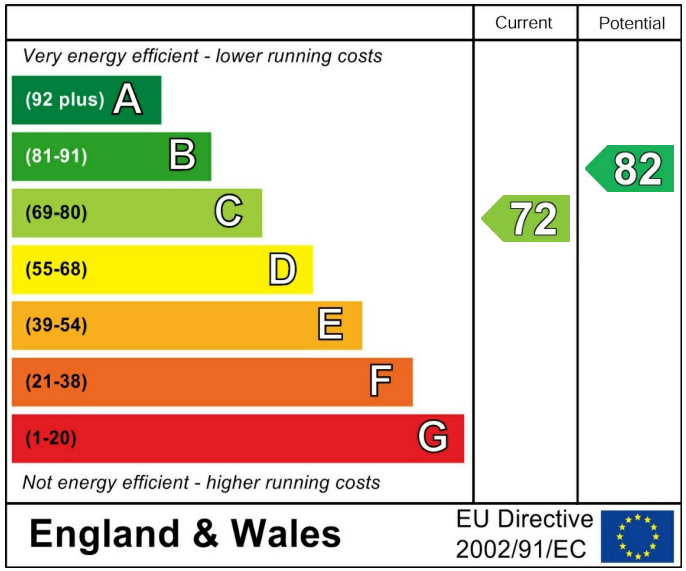
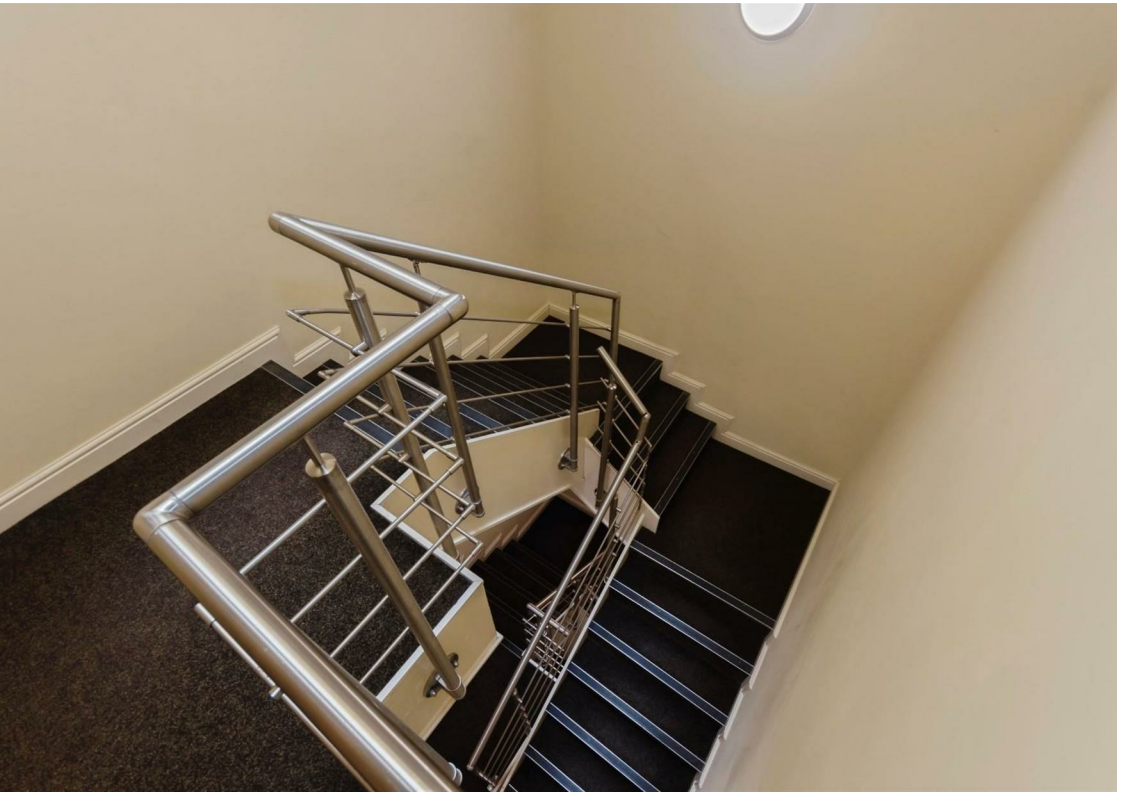
Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Agent Notes
We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

AML Checks
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.