

smarthomes

Milcote Road

Solihull

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

£195,000

Current EPC Rating – 68 (D)

Current Council Tax Band - C









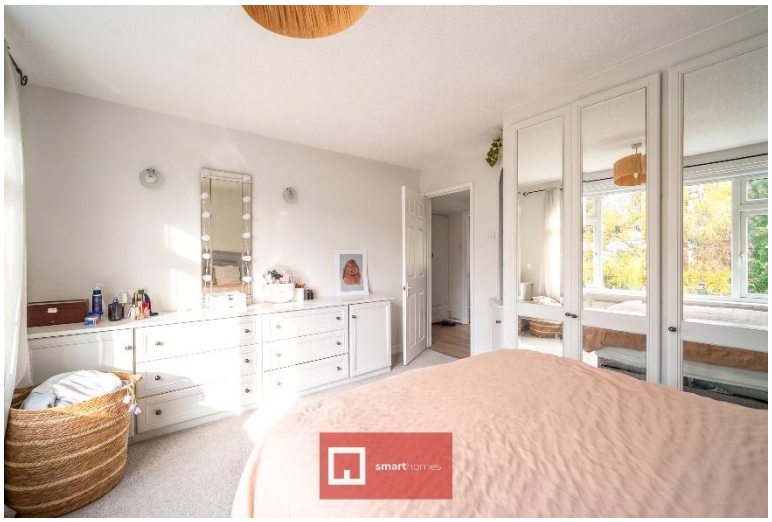


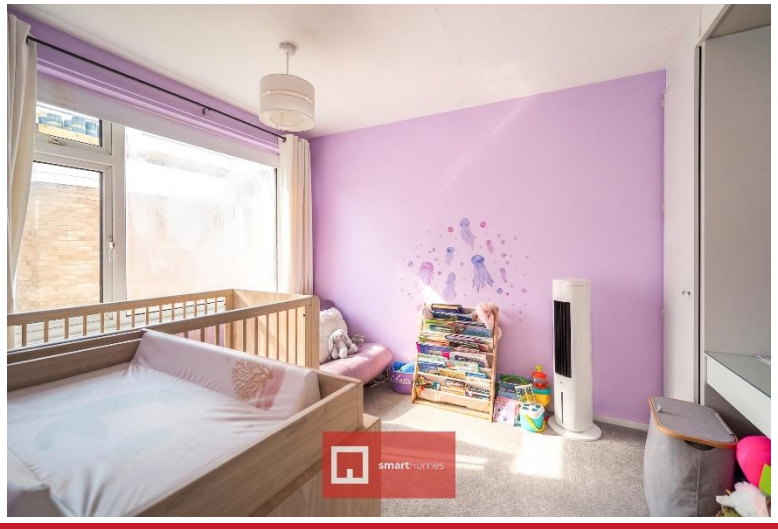
Property Description

A spacious and well presented second floor apartment situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge/diner, breakfast kitchen, two double bedrooms, shower room, separate W.C, access to 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

Breakfast Kitchen 3.4m x 3.2m (11'1" x 10'5")

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 3.5m x 2.7m (11'5" x 8'10")

Shower Room 1.7m x 1.7m (5'6" x 5'6")

Separate W.C

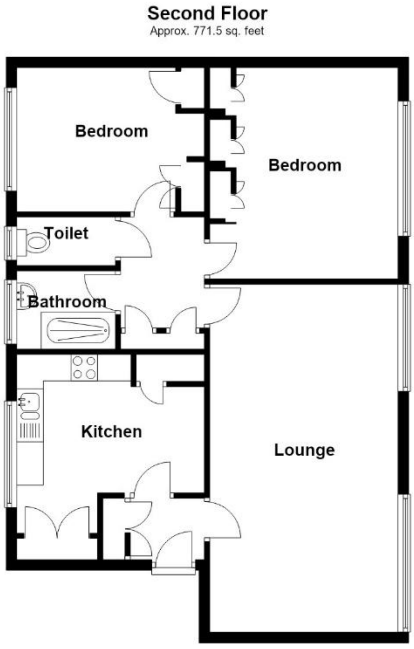
Tenure
We are advised by the vendor that the property benefits from a share of the freehold with approx. 127 years remaining on the lease, a service charge of approx. £1,800 per annum and no ground rent payable. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C











Total area: approx. 771.5 sq. feet

316 Stratford Road
Shirley
Solihull
B90 3DN

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.