smarthomes

Alderwood Place

Princes Way, Solihull

- A Beautifully Presented Ground Floor Apartment
- Two Double Bedrooms
- Within Walking Distance to Solihull Town Centre
- En-Suite to Master Plus Family Bathroom
- Garage En Block & Communal Gardens
- Spacious Breakfast Kitchen
- No Upward Chain

Offers Over £230,000

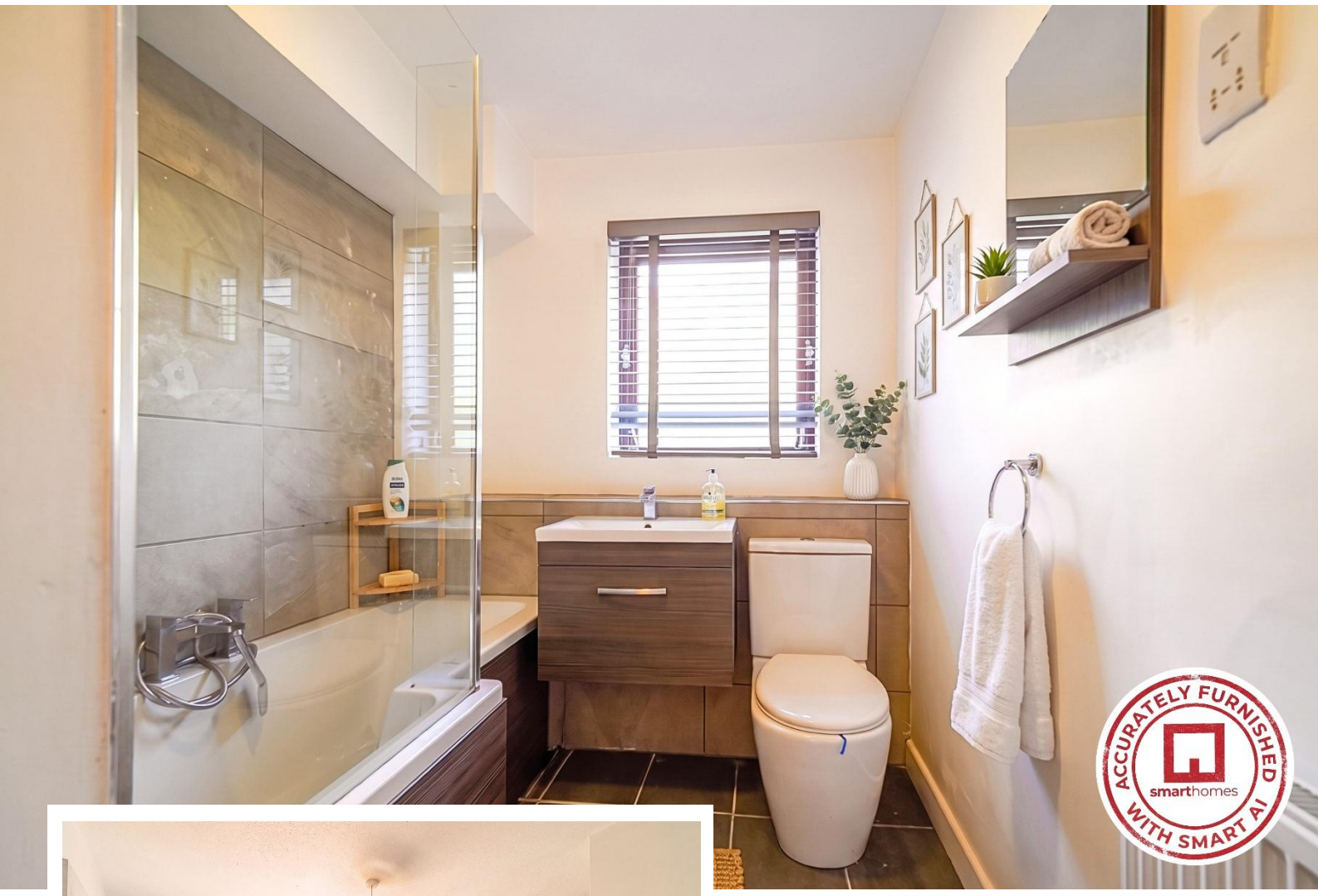
Current EPC Rating - 73 (C)

Current Council Tax Band - E

Property Description

Offered for sale with no upward chain, this beautifully presented two double-bedroom ground floor apartment benefits from a garage en bloc and enjoys a prime location within a short walk of Solihull Town Centre. The accommodation internally briefly affords entrance hallway, lounge diner with balcony, spacious breakfast kitchen, master bedroom with balcony and en suite, family bathroom, communal gardens 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.



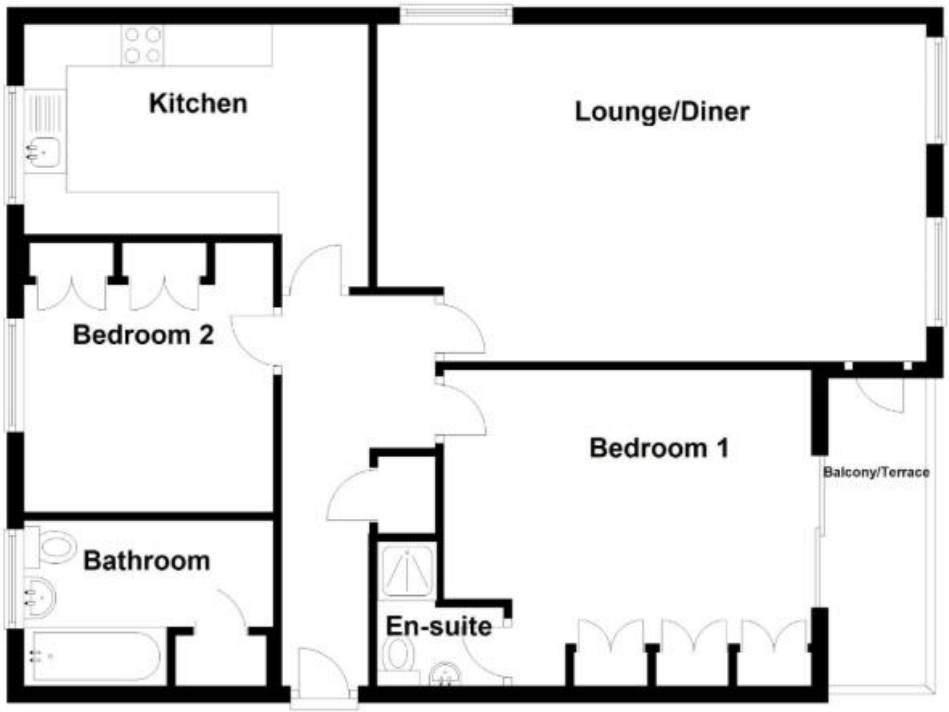
Rooms & Measurements

Entrance Hall
Lounge Diner to Rear - 6.5m x 3.9m (21'3" x 12'9")
Breakfast Kitchen to Front - 4m x 2.4m (13'1" x 7'10")
Master Bedroom - 3.8m (to wardrobes) x 3.5m (12'5" x 11'5")
En Suite Shower Room
Bedroom Two to Front - 2.9m x 2.5m (to wardrobes) (9'6" x 8'2")
Family Bathroom to Front - 2.9m x 1.9m (9'6" x 6'2")

Agents Note – Digital Furnishing
This property has been digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.

Tenure
We are advised by the vendor that the property is leasehold. The vendor has underway a lease extension on completion, which will reduce the current ground rent of £350 to zero and the lease term will extend from the current 90 years to 190 years at no cost to the buyer. We have been advised the service charge is approx. £2,460 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 – E



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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.