



Warwick Road, Solihull

Guide Price £499,950





## PROPERTY OVERVIEW

Located on a prime road of Solihull within easy walking distance to all local amenities and Solihull town centre is this beautifully presented two bedroom first floor apartment with an abundance of character throughout.

Set behind a secure gated driveway with ample parking for multiple vehicles, the property is accessed via a welcoming communal entrance with lift access to all floors. Upon entering the apartment, you are greeted by an impressive entrance hallway leading through to a magnificent living room with ornate fireplace and a bay window providing views of the rear garden.

The remainder of the apartment is made up of: a generously sized breakfast kitchen with integrated appliances and space for a dining table; a large formal dining room; a principal bedroom with an ensuite with both walk-in shower and bath; a second double bedroom serviced by an additional shower room.

Outside, the property enjoys a well-maintained communal rear garden and a single garage in a separate block.

To view this excellent property call Xact Homes today on 0121 712 6222.





## 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: E

Tenure: Leasehold

- Two Bedroom First Floor Apartment
- Prime Location In Solihull
- Living Room
- Formal Dining Room
- Principal Bedroom With Ensuite
- Secure Gated Driveway & Single Garage
- Communal Gardens





**COMMUNAL ENTRANCE**

**COMMUNAL HALL**

**ENTRANCE HALLWAY**

**LIVING ROOM**

19' 2" x 15' 1" (5.85m x 4.60m)

**DINING ROOM**

12' 6" x 13' 0" (3.81m x 3.97m)

**BREAKFAST KITCHEN**

15' 11" x 13' 7" (4.86m x 4.13m)

**PRINCIPAL BEDROOM**

14' 5" x 11' 1" (4.39m x 3.39m)

**ENSUITE**

11' 0" x 7' 10" (3.36m x 2.40m)

**BEDROOM TWO**

11' 8" x 9' 9" (3.55m x 2.97m)

**SHOWER ROOM**

6' 2" x 3' 3" (1.87m x 1.00m)

**TOTAL SQUARE FOOTAGE**

135.0 sq.m (1453 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**COMMUNAL NORTH EAST FACING REAR GARDEN**

**SINGLE GARAGE**



#### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, fitted wardrobes in both bedrooms, CCTV and electric garage door.

#### **ADDITIONAL INFORMATION**

Services: water meter, main gas, electricity and mains sewers. Broadband: Talk Talk.

#### **INFORMATION FOR POTENTIAL BUYERS**

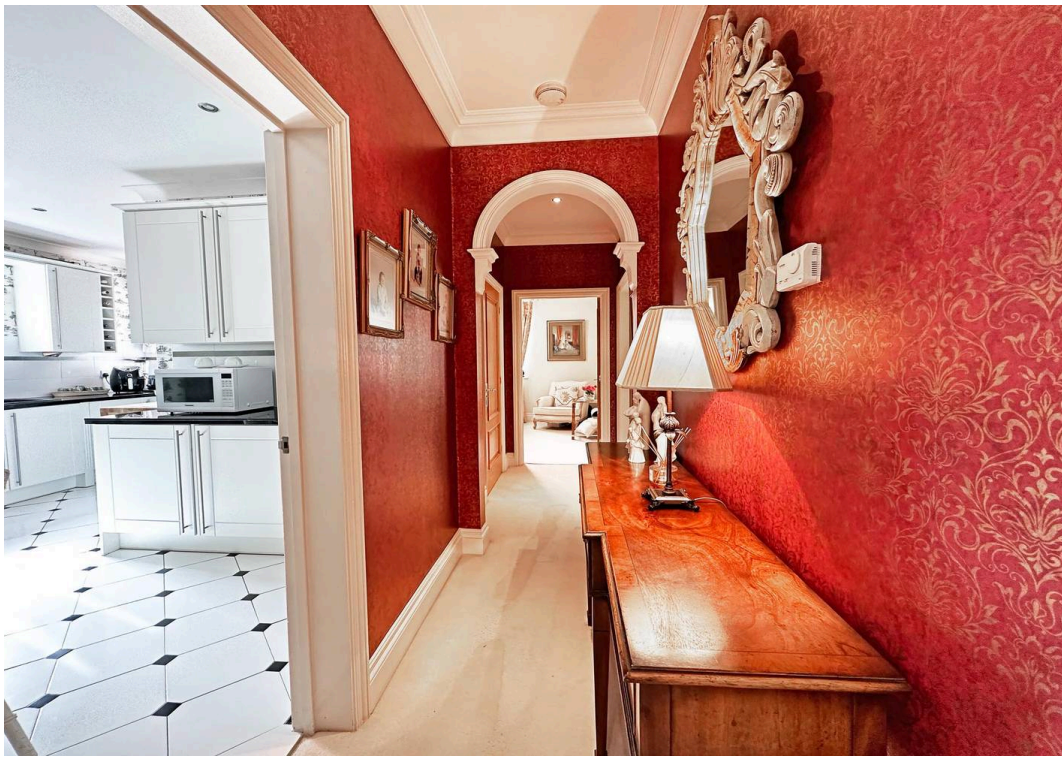
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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

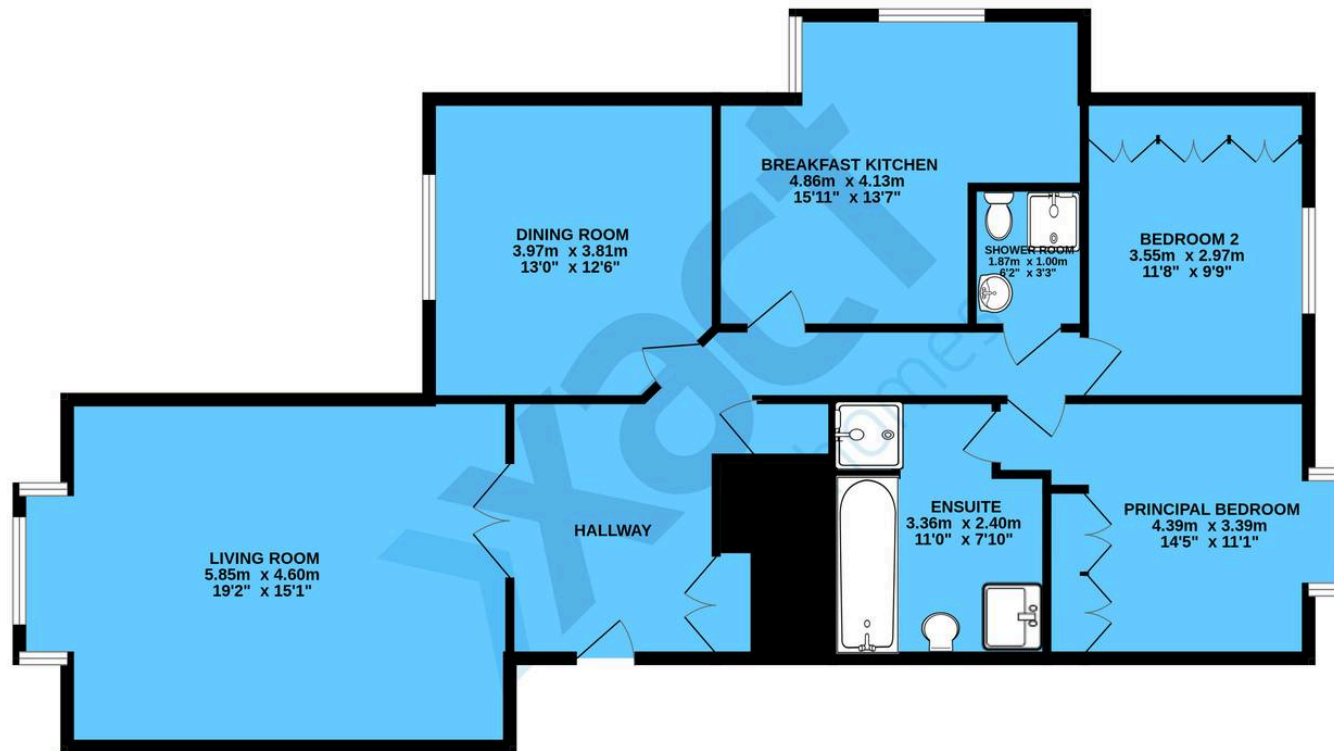
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



# 1ST FLOOR



TOTAL FLOOR AREA : 135.0 sq.m. (1453 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Xact Homes

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