



Collingtree Court, Solihull B92 7HU

welcome to

Collingtree Court, Solihull

A well presented two bedroom first floor apartment in the popular complex of Collingtree Court, set back off the Warwick Road in Olton, Solihull. The home is ideal for First Time Buyers looking to get onto the property ladder or an investment opportunity with fantastic access to local amenities.

Agent Note

The Council Tax Band C

Entrance Porch

Secure communal entrance with door to access car park and stairs rising to the upper floors.

Entrance Hall

Door to front. Central heating radiator, telecommunications and access to storage.

Lounge-Diner

13' 7" x 11' 1" (4.14m x 3.38m)

Double glazed door to side with Juliet Balcony. Double glazed window to rear. Central heating radiator.

Kitchen

8' 11" x 8' 7" (2.72m x 2.62m)

Double glazed window to side. A range of wall and base units with sink and drainer. Integrated appliances (oven, dishwasher, fridge-freezer & washing machine). Gas hob with extractor hood over. Central heating radiator, tiling to splash prone areas and access to storage cupboard (housing the boiler).

Bedroom One

15' 9" x 8' 11" Max (4.80m x 2.72m Max)

Double glazed window to rear. Central heating radiator and built-in-wardrobe.

Ensuite

Wall mount toilet, hand wash basin with pedestal and shower cubicle. Central heating radiator and tiling to splash prone areas.

Bedroom Two

12' 2" plus door recess x 9' (3.71m plus door recess x

2.74m)

Double glazed door to side with Juliet Balcony. Central heating radiator and built-in-wardrobe.

Bathroom

Wall mount toilet, hand wash basin with pedestal and bath. Central heating radiator and tiling to splash prone areas.

Parking

Secure gated access with allocated parking space.





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Collingtree Court, Solihull

- TWO BEDROOM FIRST FLOOR APARTMENT
- LOUNGE-DINER
- KITCHEN
- ENSUITE TO MASTER BEDROOM
- BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2500.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2005.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£155,000



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

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Property Ref:
SLY111441 - 0009

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0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



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