



Union Road, Solihull

Guide Price £299,950

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## PROPERTY OVERVIEW

Presenting a splendid two-bedroom duplex apartment located in the heart of Solihull. This property offers unmatched convenience within walking distance to local amenities, shops, and restaurants. With **NO UPWARD CHAIN**, this residence is ideal for first-time buyers, downsizers, or investors alike.

Featuring lift access to all floors, the apartment greets you with an entrance hallway boasting ample storage space. The open plan kitchen and living / dining room provide excellent space and lead to a private balcony with stunning views over the Solihull School Cricket pitch. Additionally, a guest cloakroom adds to the functionality of the main living space.

Upstairs, two double bedrooms, both accompanied by en-suites, offer comfort and privacy. Further enhancing convenience, the property includes secure underground parking.

This well-appointed apartment embodies modern living in a prime location, catering to those seeking comfort, style, and practicality in one package.





## 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: D

Tenure: Leasehold

- Two Bedroom Duplex Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Downsizers Or Investors
- Set In The Heart Of Solihull
- Walking Distance To All Local Shops & Restaurants
- Excellent Views Over Solihull School Cricket Pitch
- Open Plan Kitchen & Living / Dining Room
- Private Balcony
- Two Double Bedrooms With En-Suites
- Secure Underground Parking



**ENTRANCE HALLWAY**

**WC**

**LIVING / DINING ROOM**

17' 3" x 14' 6" (5.27m x 4.43m)

**KITCHEN**

14' 2" x 7' 6" (4.31m x 2.28m)

**UPPER FLOOR**

**PRINCIPAL BEDROOM**

13' 9" x 10' 7" (4.20m x 3.22m)

**ENSUITE**

7' 3" x 6' 2" (2.21m x 1.89m)

**BEDROOM TWO**

11' 1" x 10' 4" (3.37m x 3.14m)

**ENSUITE**

9' 1" x 6' 4" (2.76m x 1.93m)

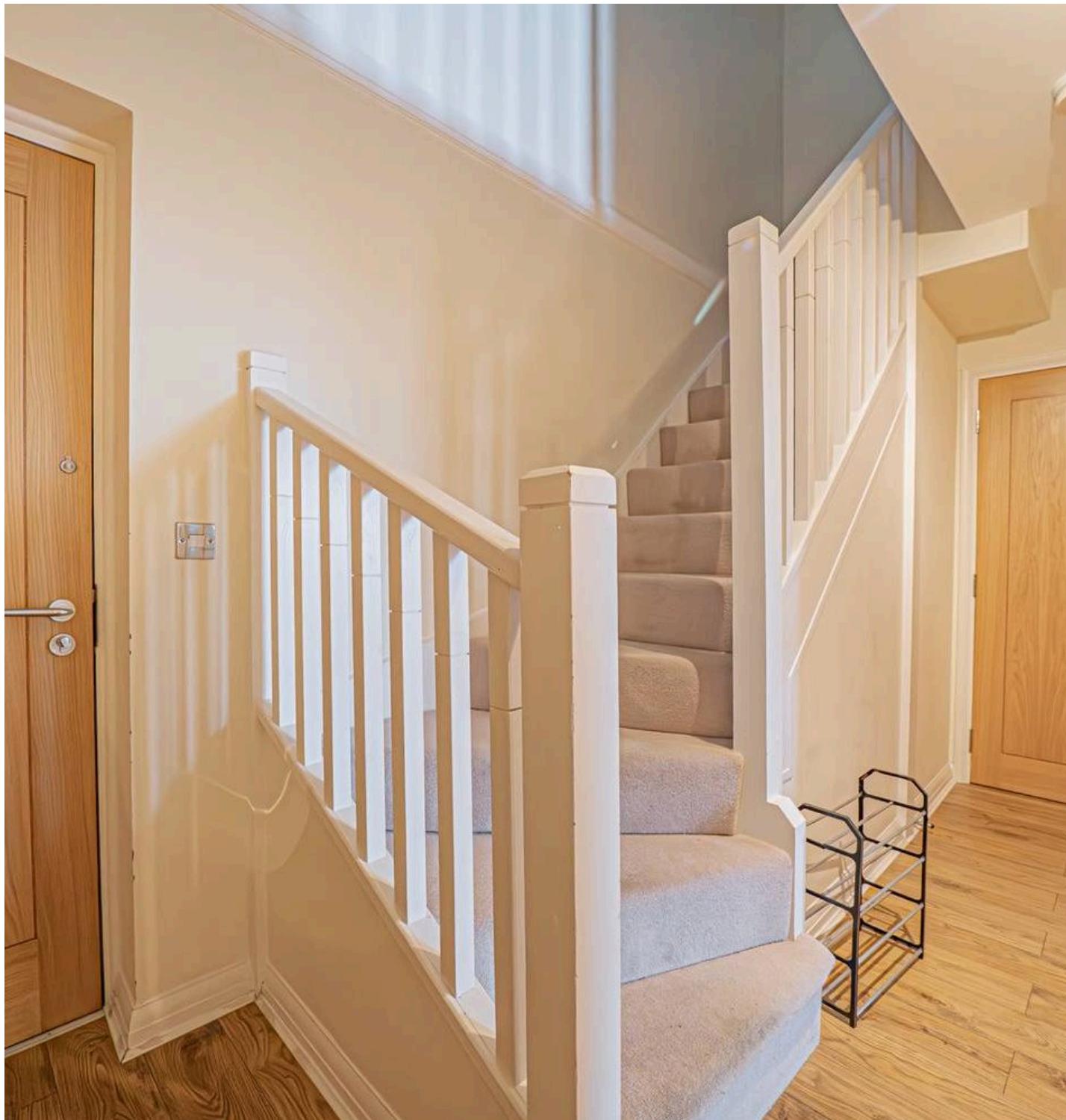
**TOTAL SQUARE FOOTAGE**

96.0 sq.m (1036 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**BALCONY**

**SECURE ALLOCATED UNDERGROUND PARKING**



#### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, some carpets, some curtains, all light fittings, fitted wardrobes in both bedrooms and electric garage door.

#### ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Service charge - £3,500.00 pa. Ground rent - £189.44 pa.

#### INFORMATION FOR POTENTIAL BUYERS

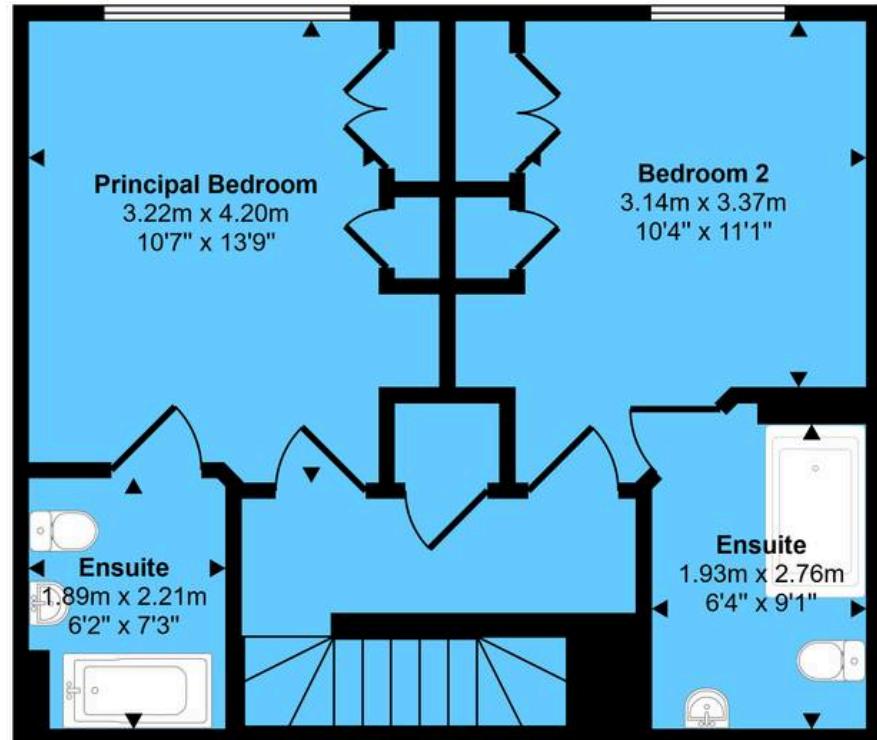
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area  
96 sq m / 1036 sq ft



Floor 1  
Approx 47 sq m / 502 sq ft



Floor 2  
Approx 50 sq m / 534 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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