

18 Croftleigh Gardens, B91 1TG

Sale Price of £175,000



**Love
Property Co.**

18 Croftleigh Gardens, Kingslea Road Solihull, B91 1TG

Tenure – Leasehold – 122 Years Remaining

EPC Rating – E

Council Tax Band - C

Love Property Co are pleased to offer this well-maintained first floor two-bedroom apartment to the market, this property is conveniently located and just a short distance from Tudor Grange Academy catchment, local amenities, making it an ideal choice for individuals seeking both comfort and convenience.

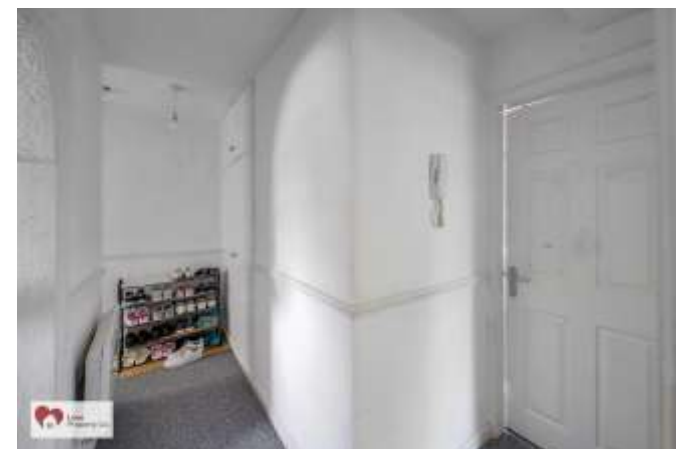
Accessed via a communal entrance, the apartment boasts a spacious Lounge/Diner, kitchen with integrated appliances and ample storage space, ensuring functionality and ease of living.

Accompanied by a family bathroom with Shower over bath and two well-appointed bedrooms, bedroom two having built in wardrobes, this property is perfectly suited for first-time buyers looking to step onto the property ladder, downsizers or astute investors seeking a lucrative opportunity.

With its prime location and practical layout including a garage in a separate block along with ample communal parking, early viewing is highly recommended to fully appreciate this property.

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.



PROPERTY MEASUREMENTS:

LOUNGE/DINING

16' 6" X 11' 6" (5.02m x 3.50m)

KITCHEN

8' 3" X 7' 6" (2.52m x 2.27m)

BEDROOM 1

10' 4" x 11' 6" (3.16m x 3.50m)

BEDROOM 2

8'10" x 10' 9" (2.70m x 3.27m)

FAMILY BATHROOM

8' 3" x 6' 7" (2.51m x 2.00m)

TOTAL SQUARE FOOTAGE

Total floor area: 601.3 sq. ft. approx. (55.9 sq. metres)

Lease Approximately: 122 Years

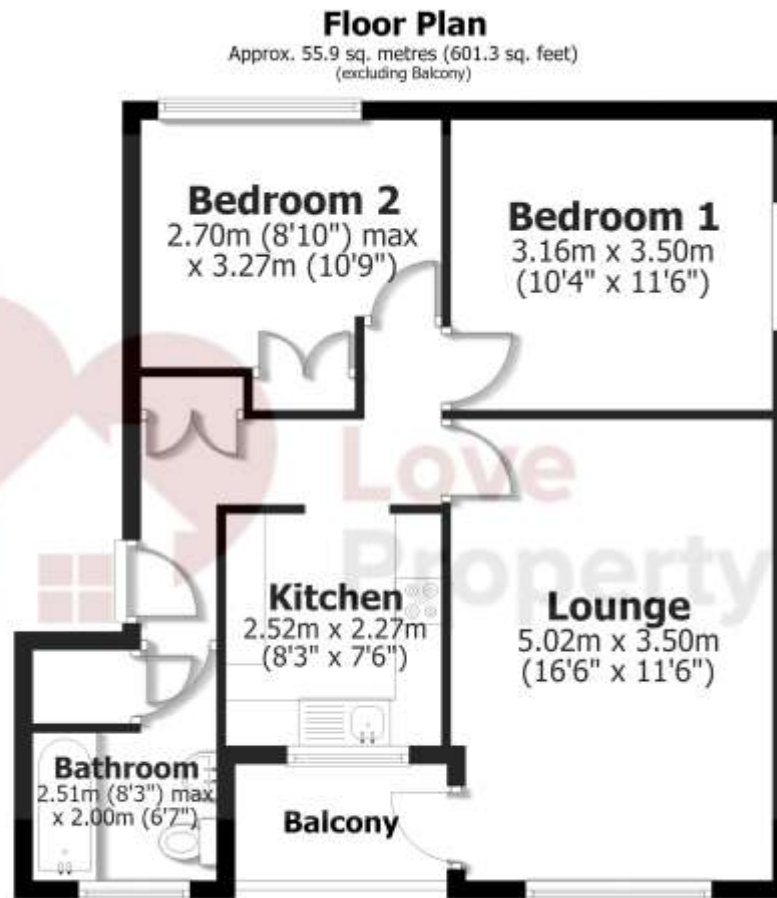
Ground Rent: £0

Service Charge: £2600 (pa)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 55.9 sq. metres (601.3 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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