



## Park Road, Solihull

Guide Price £225,000





## PROPERTY OVERVIEW

Presenting a fantastic opportunity to create a personalised living space; this two-bedroom apartment in the heart of Solihull is being offered with NO UPWARD CHAIN. In need of modernisation, this property is suited for first-time buyers, downsizers, or investors seeking a project to craft their ideal living space.

The residence features a spacious living/dining room that bathes in an abundance of natural light, a large kitchen, two generously sized bedrooms, a family bathroom and a WC. Additionally, ample storage space is available throughout the apartment.

Further enhancing the appeal of this property is residents parking and a garage.

Located in a prime area of Solihull, this apartment presents a rare opportunity to transform a space into a stylish and comfortable abode. Don't miss out on the chance to bring this potential-filled apartment to life.





## 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 Apartment
- NO UPWARD CHAIN
- Set In The Heart Of Solihull
- In Need Of Modernisation Throughout
- Spacious Living / Dining Room
- Large Fitted Kitchen
- Two Generously Sized Bedrooms
- Family Bathroom
- Residents Parking & Garage



**ENTRANCE HALLWAY**

**LIVING / DINING ROOM**

20' 4" x 16' 5" (6.20m x 5.00m)

**KITCHEN**

13' 1" x 10' 10" (4.00m x 3.30m)

**PRINCIPAL BEDROOM**

12' 10" x 12' 2" (3.90m x 3.70m)

**BEDROOM TWO**

9' 10" x 8' 2" (3.00m x 2.50m)

**BATHROOM**

5' 11" x 4' 11" (1.80m x 1.50m)

**WC**

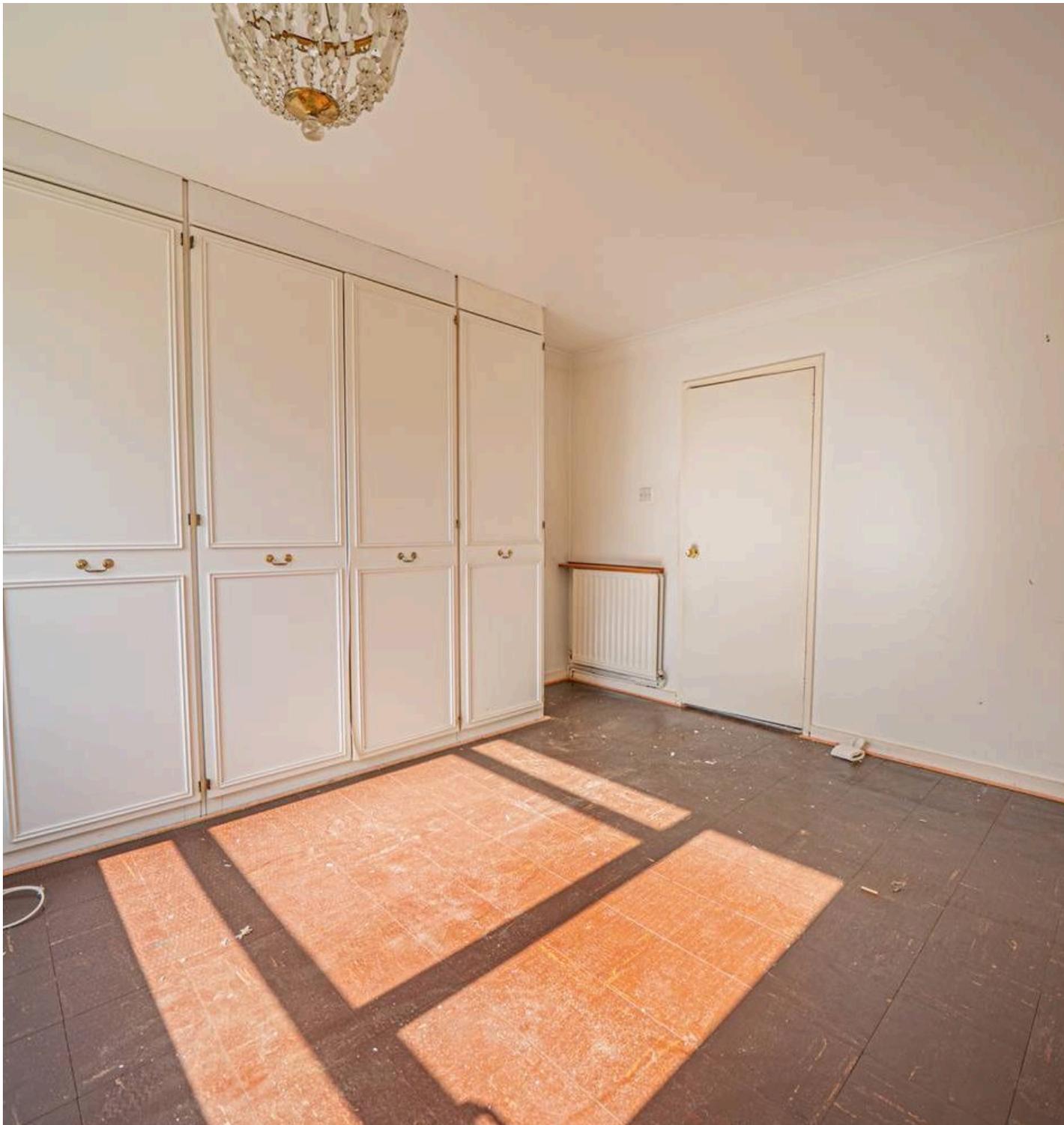
**TOTAL SQUARE FOOTAGE**

77.0 sq.m (829 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**

**RESIDENTS PERMIT PARKING**

**ITEMS INCLUDED IN THE SALE**

Kitchen extractor, microwave, fridge/freezer, washing machine, all carpets, some curtains, some blinds, all light fittings and fitted wardrobes in both bedrooms.

**ADDITIONAL INFORMATION**

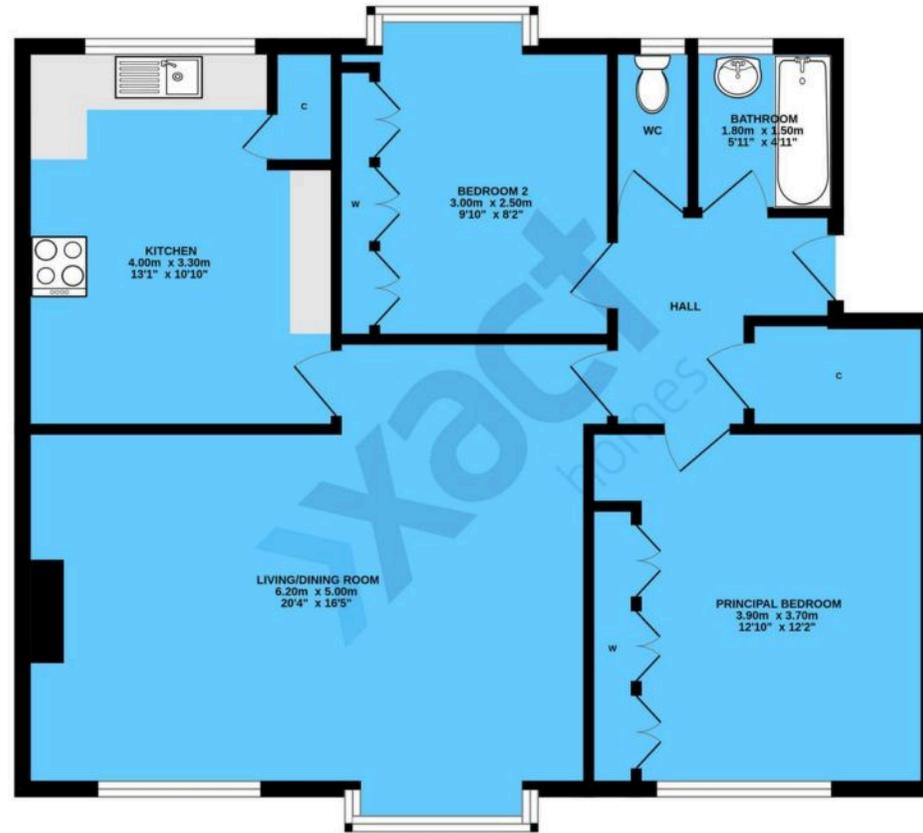
Services - direct mains water, sewers and electricity.  
Service charge - £2,000.00 pa. Ground rent - TBC.

**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: 77.0 sq.m. (829 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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