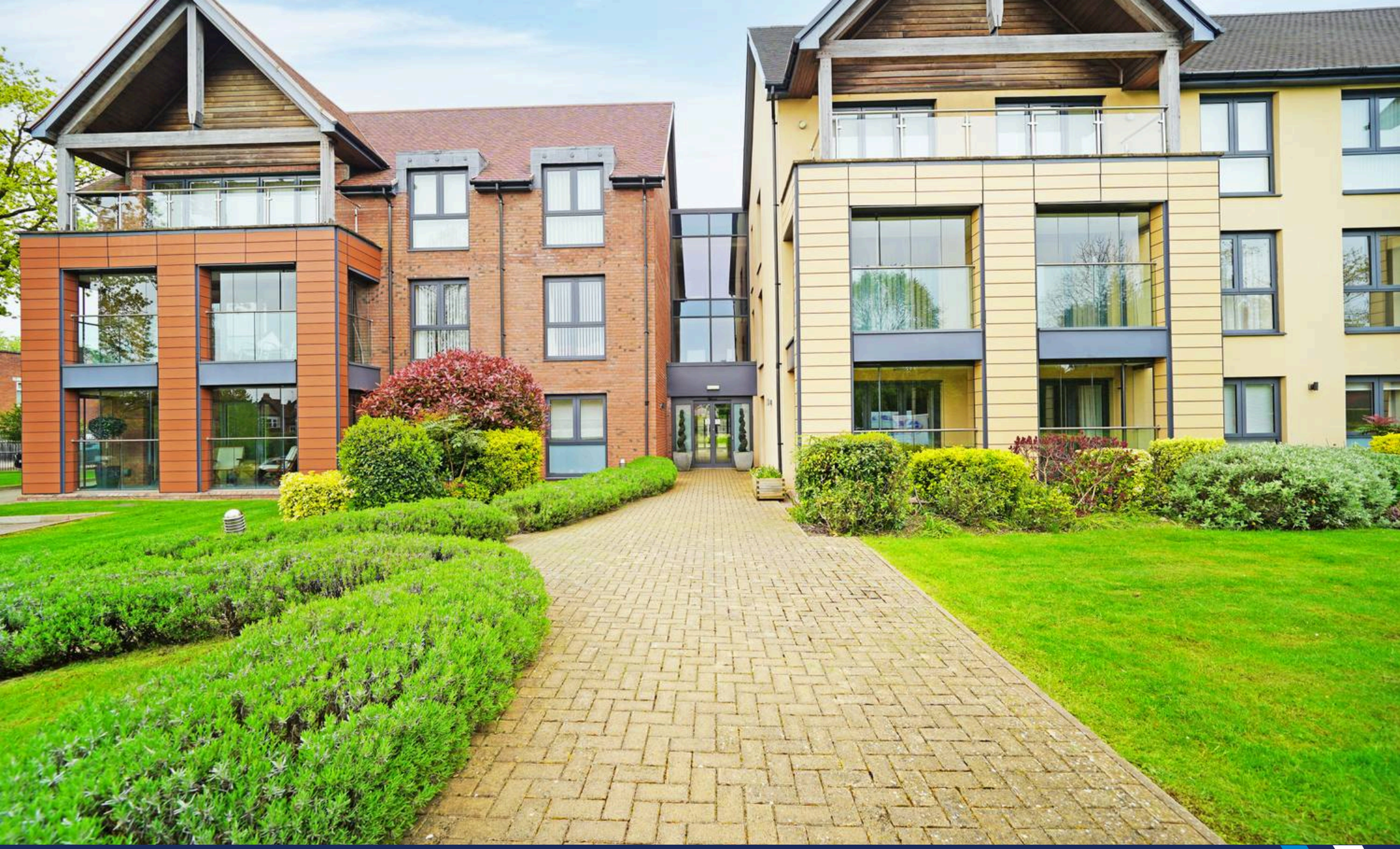


Warwick Road, Solihull

Guide Price **£300,000**

xact HOMES

PROPERTY OVERVIEW

Presenting this exquisite two-bedroom retirement apartment, conveniently situated just moments away from Solihull Town Centre, offering a luxurious and peaceful lifestyle with NO UPWARD CHAIN.

Boasting a bright and spacious interior, this property features a large entrance hallway with ample storage, leading to an open plan kitchen and living/dining room complete with a sizeable balcony.

The generously sized bedrooms provide comfort and tranquillity, with the principal bedroom further benefiting from an en-suite bathroom and walk-in wardrobe. The property is complete with a shower room for added convenience.

The residence also offers modern amenities, including a secure intercom system, lift access to all floors, and a parking space behind secure electric gates. Surrounded by delightful communal gardens, this home provides a serene retreat within the vibrant town centre.

Don't miss out on the opportunity to own this exceptional property perfectly suited for a peaceful retirement lifestyle.

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 Retirement Apartment
- NO UPWARD CHAIN
- Walking Distance To Solihull Town Centre
- Bright & Spacious Throughout
- Open Plan Kitchen & Living/Dining Room
- Large Private Balcony
- Two Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Excellent Communal Gardens & Private Parking

LARGE ENTRANCE HALLWAY

LIVING/DINING ROOM
14' 6" x 11' 9" (4.42m x 3.58m)

BALCONY

KITCHEN
9' 8" x 7' 0" (2.95m x 2.13m)

PRINCIPAL BEDROOM
17' 0" x 9' 11" (5.18m x 3.02m)

WARDROBE
5' 3" x 4' 6" (1.60m x 1.37m)

ENSUITE
8' 8" x 7' 1" (2.64m x 2.16m)

BEDROOM TWO
13' 2" x 9' 2" (4.01m x 2.79m)

SHOWER ROOM

TOTAL SQUARE FOOTAGE
74.0 sq.m (797 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDEN

SECURE ALLOCATED PARKING

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Caple extractor, Zanussi fridge/freezer, Neff dishwasher, Bosch washer/dryer, underfloor heating and all carpets, curtains, blinds and light fittings.

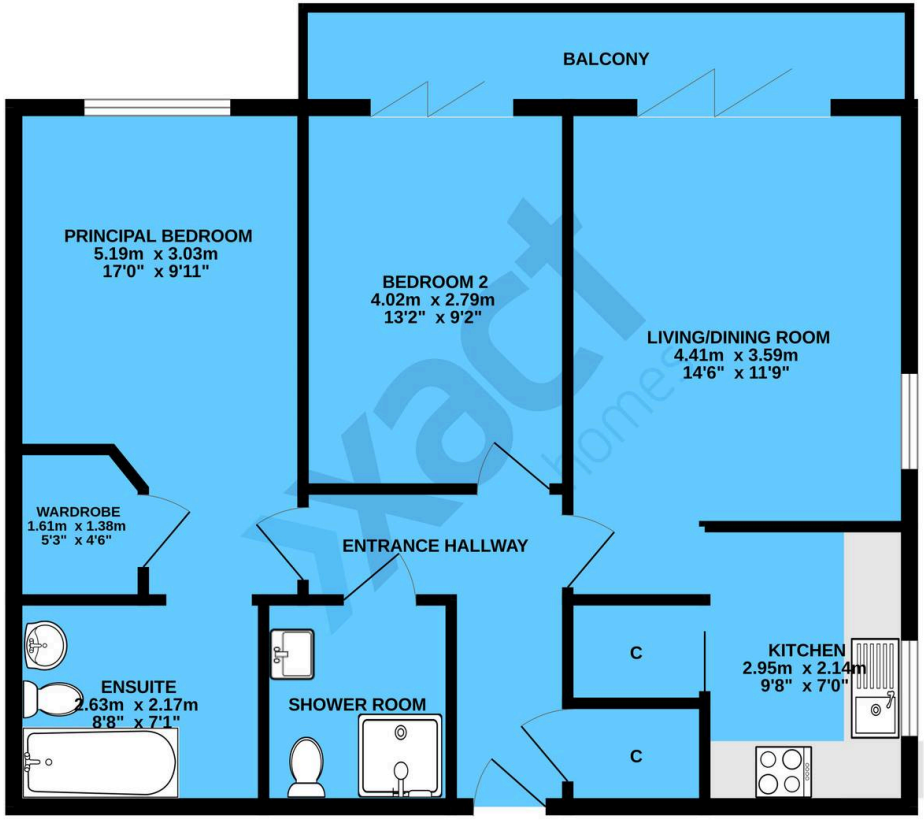
ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and sewers. Broadband - ADSL copper wire. Service charge - TBC. 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.

APARTMENT



TOTAL FLOOR AREA : 74.0 sq.m. (797 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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