



Middlewood Close, Solihull

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edwards



## Property Description

This beautifully maintained apartment offers an inviting blend of space, comfort, and convenience, making it an excellent choice for first-time buyers and investors alike.

The property opens into a welcoming hallway with useful built-in storage and leads through to a generous lounge and dining area, perfect for relaxing or entertaining. Just off the living space is a well-appointed kitchen, complete with quality Bosch appliances.

The main bedroom features fitted wardrobes and its own en-suite shower room, while a second double bedroom provides further versatility for guests, family, or home working. A modern bathroom completes the accommodation.

Outside, residents can enjoy a communal garden area, and the property also benefits from its own allocated parking space.

## Entrance Hallway

Two storage cupboards, central heating radiator and loft access.

## Lounge

23' 8" max x 19' 8" max ( 7.21m max x 5.99m max )  
Two double glazed windows to front elevation, three central heating radiators and spotlights.

## Kitchen

7' 8" max x 7' 8" max ( 2.34m max x 2.34m max )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, oven, induction hob and extractor hood, spotlights, space and plumbing for washing machine.

## Bedroom One

15' 1" max x 13' max ( 4.60m max x 3.96m max )  
Double glazed window to rear elevation, two central heating radiators and two storage cupboards.

## En-Suite

Shower cubicle, W.C, wash hand basin, extractor, central heating radiator and spotlights.

## Bedroom Two

12' 4" max x 8' 10" max ( 3.76m max x 2.69m max )  
Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, shower, spotlights and shaver point.









**Total floor area 76.7 m<sup>2</sup> (826 sq.ft.) approx**

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To view this property please contact Burchell Edwards on

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29 High Street  
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EPC Rating: C    Council Tax  
 Band: D

Service Charge: 750.00    Ground Rent:  
 95.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SOL206285](http://burchelledwards.co.uk/Property/SOL206285)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. Should you require further information please contact the branch.  
 Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SOL206285 - 0002