



Apt 8 Olton Court, B92 7HX

Sale Price of Offers in Excess of £150,000



**Love
Property Co.**

Apt 8 Olton Court, 10 Warwick Rd Solihull, B92 7HZ

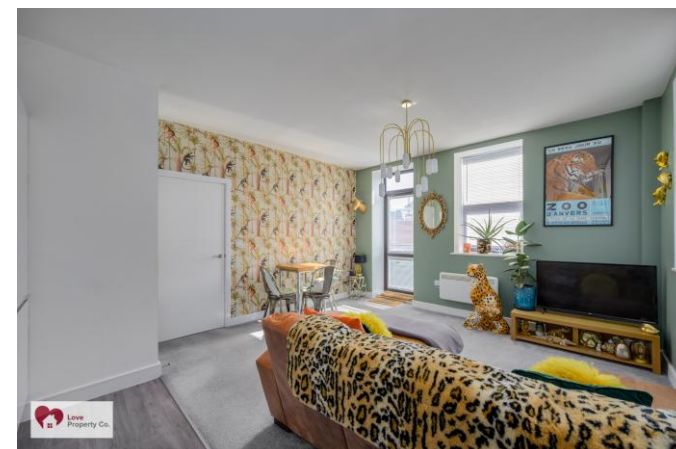
Tenure – Leasehold – 115 years remaining

EPC Rating - D

Council Tax Band - A

Love Property Co are Pleased to offer this luxurious and stylish modern must be viewed to be appreciated ground floor apartment located in Central Olton with ease of access to local amenities and transport links. This apartment is a real gem, boasting all of the modern comforts you could dream of. Plus, there's gated allocated parking for your convenience as well as direct access to outdoor space. Don't miss out on this fabulous property!

Presenting a meticulously maintained, contemporary ground floor apartment situated in the highly sought-after Olton Court. This residence is strategically positioned in close proximity to local shops, amenities, and the excellent transport links that Olton has to offer. Step into a thoughtfully designed space that seamlessly integrates modern design and style. The expansive open plan living and dining area effortlessly connects the living room with the kitchen, fostering a sense of spaciousness and versatility. The kitchen is adorned with sleek wall, draw, and base units, providing ample storage, complemented by integrated appliances that enhance both convenience and visual appeal. Flooded with natural light with opening single patio door, allowing direct access to outdoor space.



PROPERTY MEASUREMENTS:

KITCHEN/LIVING/DINING ROOM

14' 1" x 16' 3" (4.29m x 4.95m)

PRINCIPAL DOUBLE BEDROOM

11' 4" x 12' 5" (3.45m x 3.79m)

FAMILY BATHROOM

5' 7" x 8' 9" (1.70m x 2.67m)

TOTAL SQUARE FOOTAGE (Approx.)

467.6 sq. Feet (43.4 sq. metres)

Service Charge: £1,104.00 pa

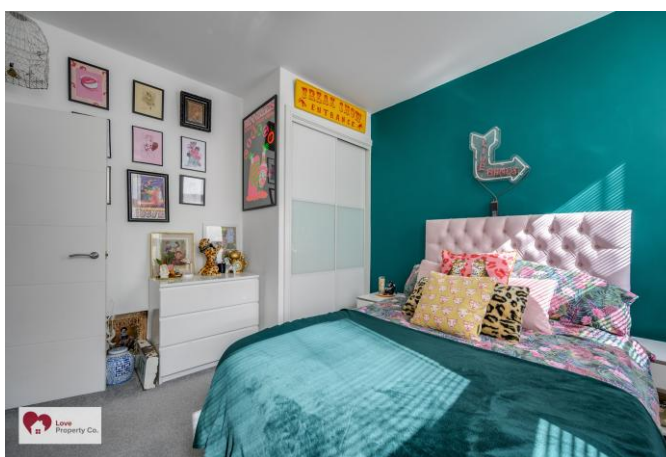
Ground Rent: £175 pa

PROPERTY LOCATION

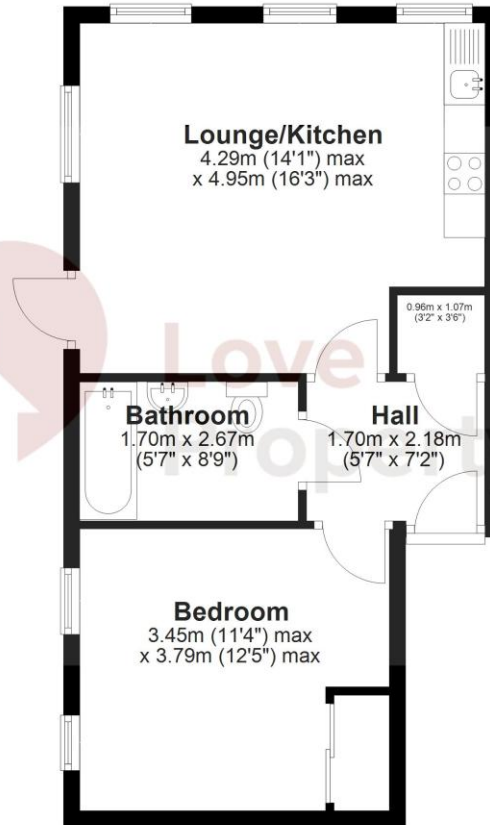
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham 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.

MONEY LAUNDERING REGULATIONS

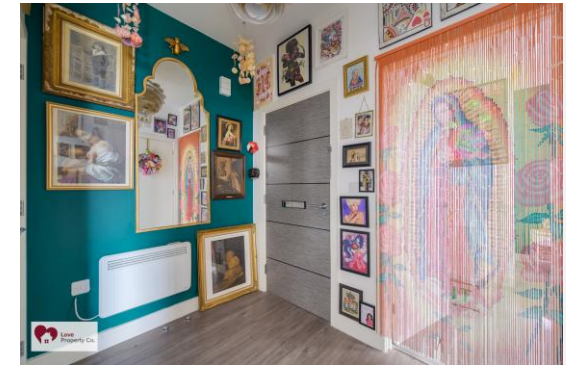
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



Ground Floor



Total area: approx. 43.4 sq. metres (467.6 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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