smarthomes

Warwick Road

Solihull

- A Spacious Two Bedroom First Floor Apartment
- Conveniently Situated A Short Walk From Solihull Town Centre, Train Station & Hospital
- Superb Lounge Diner
- Modern Breakfast Kitchen
- Modern Bathroom & Separate WC
- Garage En Bloc
- No Upward Chain

£195,000

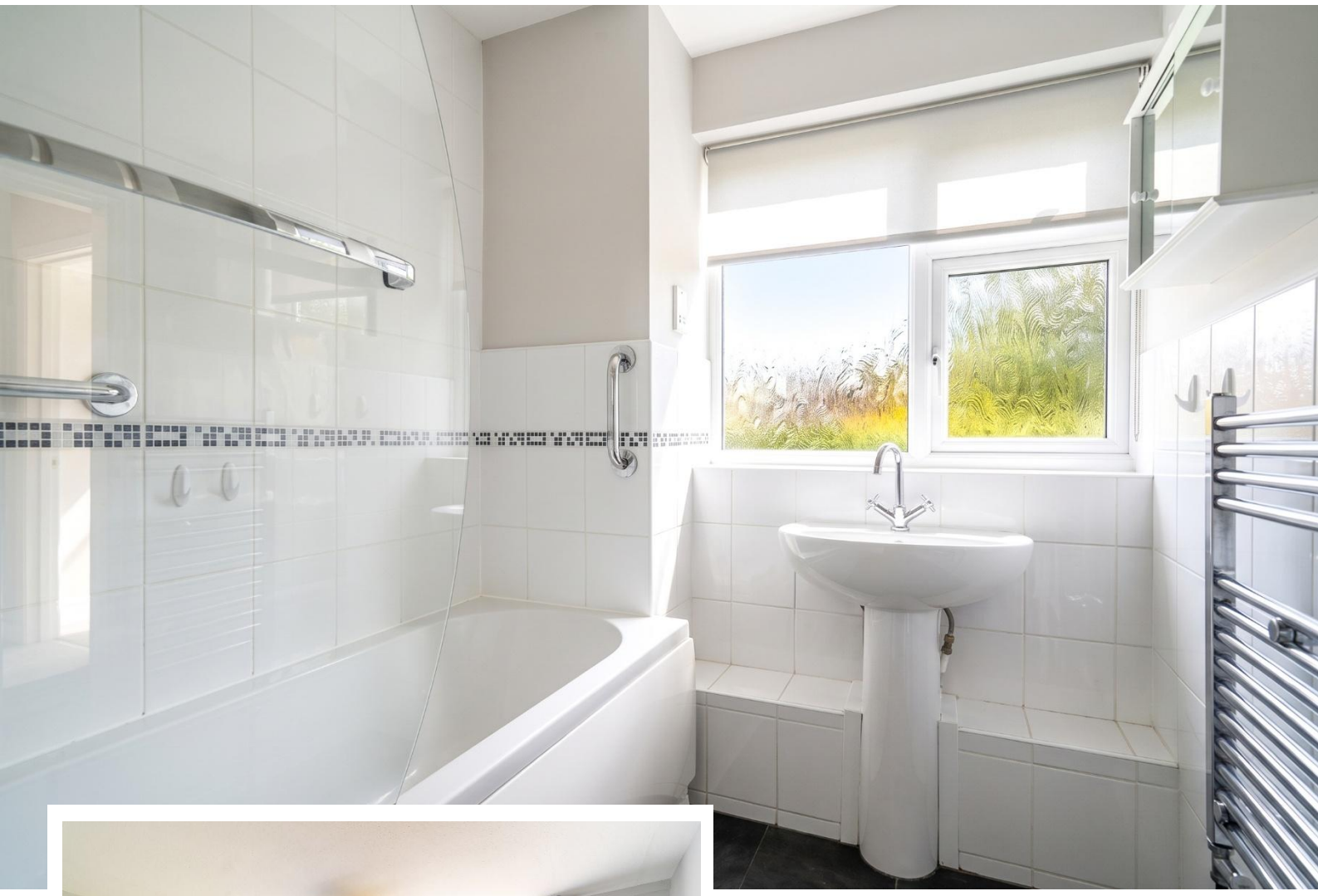
Current EPC Rating 76 (C)

Current Council Tax Band C

Property Description

A spacious two bedroom first floor apartment situated in a most convenient location a short walk from Solihull Town Centre. Offering accommodation comprising superb lounge diner, modern breakfast kitchen, modern bathroom with separate WC, built-in storage, communal gardens and garage en-bloc. No chain

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station. Solihull train station has regular services to both Birmingham and London.



Rooms & Measurements

Entrance Hallway

Spacious Lounge Diner to Rear - 3.53m x 6.6m (11'7" x 21'8")

Modern Breakfast Kitchen to Front - 3.89m x 3.51m (12'9" (max) /8'8" (min) x 11'6")

Inner Hallway

Master Bedroom to Rear - 4.11m x 3.48m (13'6" x 11'5" (into wardrobe)

Bedroom Two to Front - 2.72m x 3.56m (8'11" x 11'8")

Modern Bathroom to Front

Tenure
We are advised by the vendor that the property is leasehold with approx. 128 years remaining on the lease, a service charge of approx. £2,139.80 per annum with no ground rent applicable. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C

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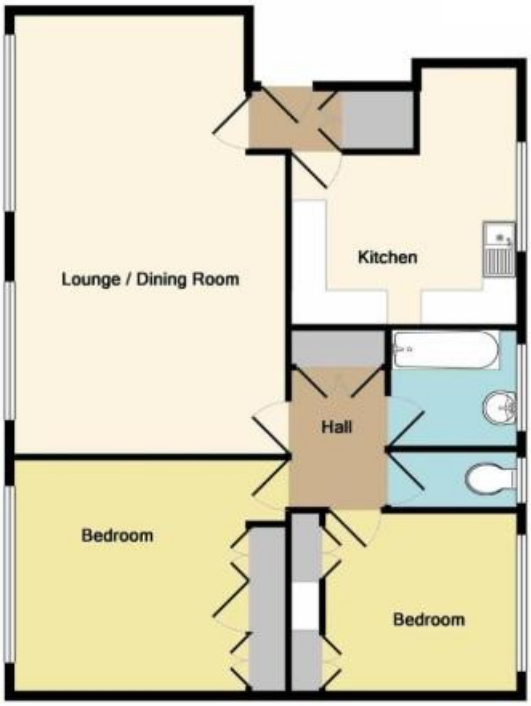

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.