



Moordown Avenue, Solihull

Guide Price £168,400







## PROPERTY OVERVIEW

This immaculately presented two-bedroom apartment offers a fantastic opportunity for both first-time buyers and investors (without the burthen of an upward chain). Situated in a prime location, the property is conveniently close to a range of local amenities, making it an ideal choice for those seeking a vibrant urban lifestyle. Upon entering the apartment, you are greeted by a spacious living/dining room bathed in natural light, creating a bright and welcoming atmosphere perfect for relaxation or entertaining. The large fitted kitchen boasts ample storage space and provides an excellent setting for culinary endeavours. The apartment further comprises two generously proportioned double bedrooms, offering comfortable and private retreats for residents. A well-appointed family bathroom including WC and a separate WC completes the accommodation, providing convenience and functionality for every-day living. In addition to the charming living space the apartment has ample storage space (in the kitchen, in one of the bedrooms and a fitted wardrobe in the inner hall), this property also features a garage located in a separate block, ensuring secure parking and storage solutions for residents' vehicles. Furthermore, a utility room/store room for white goods is conveniently situated in the corridor outside the apartment, adding practicality and organisation to daily household tasks.





Benefiting from its enviable location and well-designed layout, this apartment presents a desirable opportunity for discerning buyers looking to establish a comfortable and convenient urban residence.

#### 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: B

Tenure: Leasehold



- Spacious Two Bedroom Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Large Living / Dining Room
- Fitted Kitchen
- Two Generously Sized Bedrooms
- Family Bathroom & Separate WC
- Practical Utility Room / Store Room
- Single Garage In Detached Block



## **HALL**

### **LIVING/DINING ROOM**

17' 10" x 13' 3" (5.43m x 4.04m)

### **KITCHEN**

11' 10" x 12' 2" (3.61m x 3.70m)

### **INNER HALL**

### **BEDROOM ONE**

11' 11" x 9' 4" (3.64m x 2.84m)

### **BEDROOM TWO**

8' 11" x 11' 11" (2.72m x 3.64m)

### **BATHROOM**

5' 5" x 6' 4" (1.65m x 1.92m)

### **ADDITIONAL WC**

### **TOTAL SQUARE FOOTAGE**

70.0 sq.m (752 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

### **GARAGE IN SEPARATE BLOCK**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets and light fittings and some curtains and blinds.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).  
Service charge - £1,705.60 pa. Ground rent - £10 pa.





#### **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.

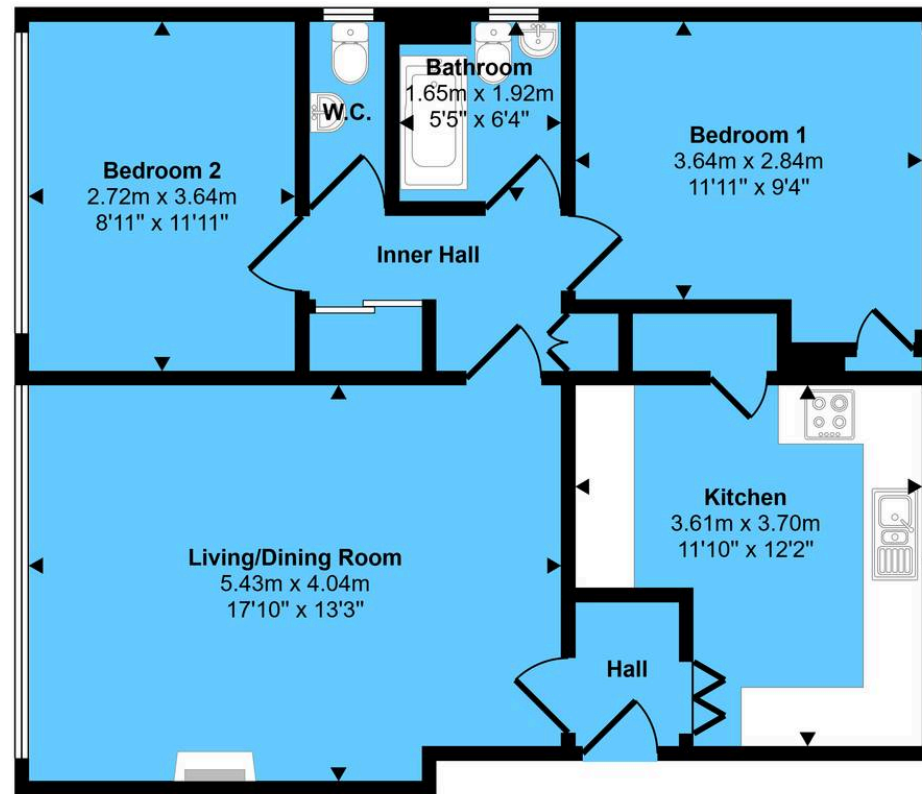
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Approx Gross Internal Area  
70 sq m / 752 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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