





Property Description

A beautifully presented, light-filled two-bedroom top-floor apartment, ideally located in Huggins Close and enjoying attractive views over the park. This stylish home offers spacious, airy accommodation and is maintained to an excellent standard throughout.

Conveniently situated within walking distance of the train station, local shops, and everyday amenities, the property also provides easy access to Birmingham International Airport, Warwick University and the NEC

The accommodation briefly comprises a welcoming reception hallway, a generous lounge featuring a fireplace, a modern fitted kitchen with integrated appliances, two well-proportioned bedrooms, and a contemporary bathroom. The property further benefits from allocated parking and is offered with no upward chain.

Approach

Security entry phone system leads to communal entrance hallway.

Communal Entrance Hallway

Staircase rising to second floor, front door leading through to reception hallway.

Reception Hallway

Wall mounted electric radiator, loft hatch giving access to roof space, storage cupboard housing the hot water tank, door through to lounge.

Lounge / Diner

Feature fireplace with an electric fire, three windows providing attractive views over the park, built-in storage cupboard, wall-mounted electric radiator, TV aerial point, and access through to the kitchen.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include electric oven and induction hob with cooker hood above, integrated washer/dryer, space for fridge freezer and window to the side.

Bedroom One

Window to the side.

Bedroom Two

Window to the side.

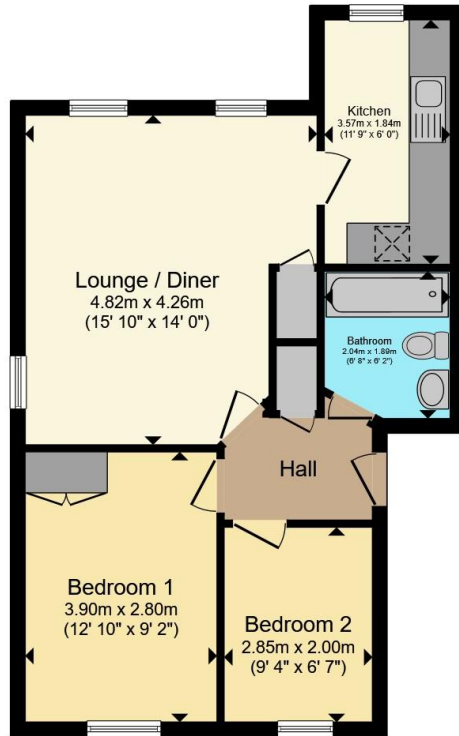
Bathroom

Fitted with a white suite comprising of low-level WC, wash hand basin, bath with mixer taps and shower over, extractor fan and shaver point.

Outside

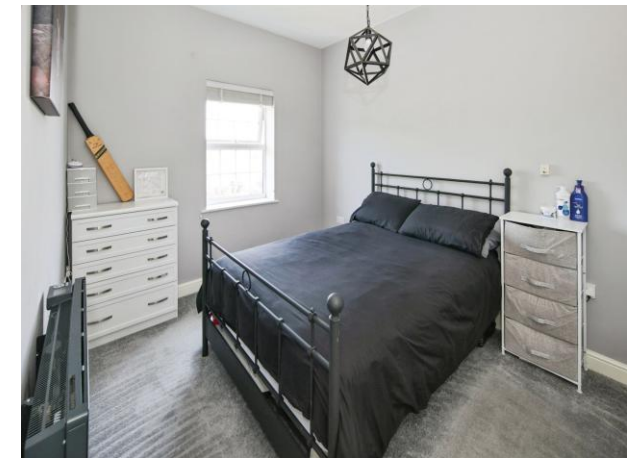
One allocated parking space and communal gardens.





Total floor area 52.5 m² (565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
Solihull CV7 7FF

EPC Rating: C Council Tax
Band: B

Service Charge:
1440.84

Ground Rent:
227.82

Tenure: Leasehold

view this property online atkinsonstilgoe.co.uk/Property/BAL106959

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Feb 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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