



melvyn
Danes
ESTATE AGENTS

Alderwood Place, Princes Way
Solihull
Asking Price £290,000

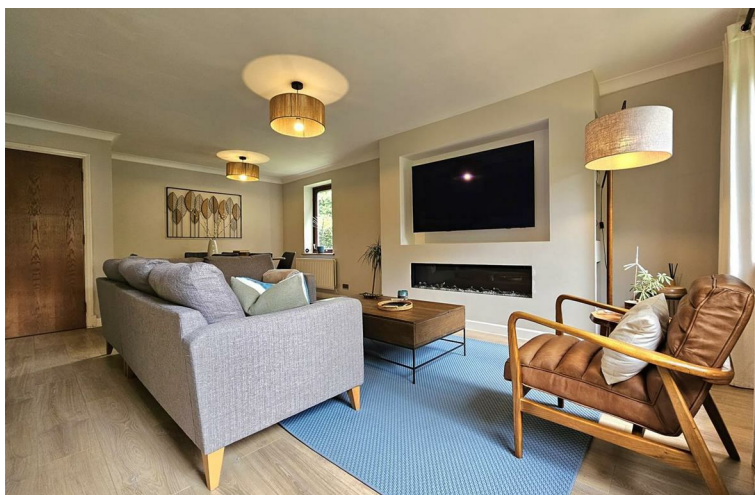
Description

Alderwood Place is found just off Princes Way which leads directly from Church Hill Road and the town centre of Solihull within walking distance of Touchwood shopping centre. Solihull has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Travelling away from Solihull along Blossomfield Road one will join Marshall Lake Road where one will find Sears Retail Park. Marshall Lake Road joins the A34 Stratford Road which gives access to the city centre of Birmingham, via Shirley and Hall Green, and in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

This lovely ground floor apartment offers no chain and enjoys a private sunny balcony. A pathway through the gardens leads to a communal entrance door with security intercom access to the front door into the accommodation which comprises of entrance hall with storage options, open plan living dining room with dual aspect window, door onto the balcony, and built in entertainment wall. Fitted kitchen with breakfast bar and a range of integrated appliances. Bedroom one which benefits from a large bank of fitted wardrobes, sliding glazed doors onto the balcony and access into the fitted en-suite. Second bedroom is a good double currently set up as study and snug with a pull out bed. The bathroom is a good size and well finished with airing cupboard. The property also benefits from communal off road parking, gardens and a private single garage.

The accommodation has been refreshed and refitted by the current owners and offers stylish and bright accommodation holding an excellent position and within good school catchments.



Accommodation

Entrance Lobby

Entrance Hall

Open Plan Living Dining Room

21'5" x 12'11" (6.549 x 3.956)

Fitted Kitchen

13'3" x 8'1" (4.062 x 2.477)

Bedroom One

12'9" x 11'5" (3.905 x 3.504)

En-Suite

7'4" x 4'8" (2.260 x 1.439)

Bedroom Two

9'9" x 10'6" (2.983 x 3.202)

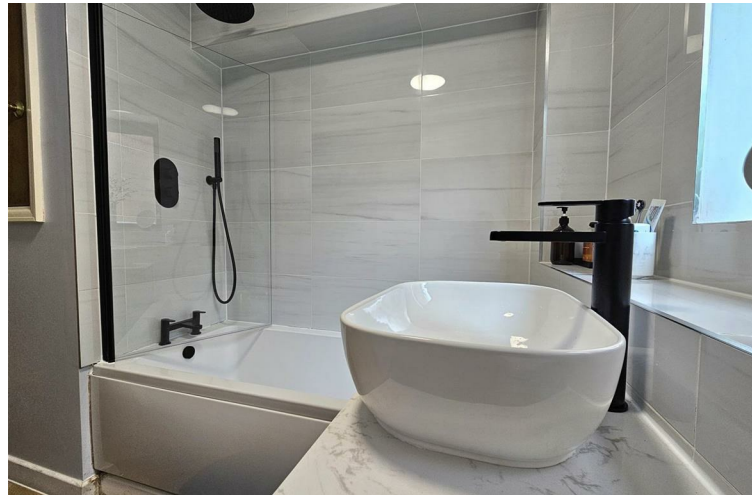
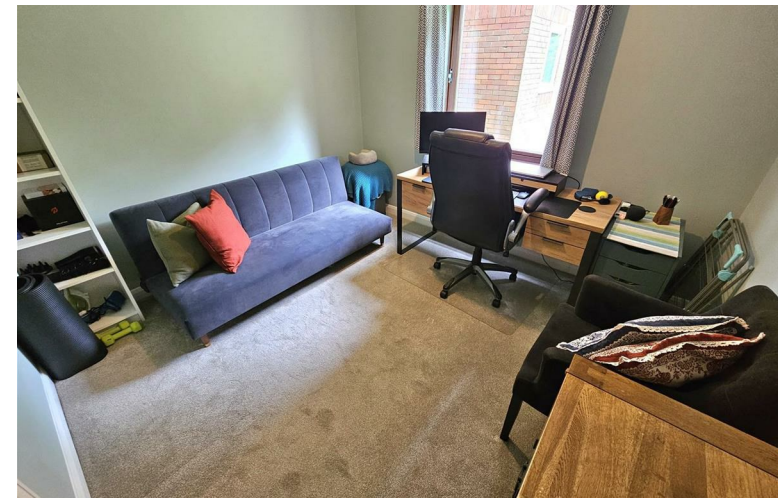
Balcony

Garage

18'8" x 8'2" (5.704 x 2.490)

Off Road Parking

Communal Gardens



TENURE: We are advised that the property is Leasehold

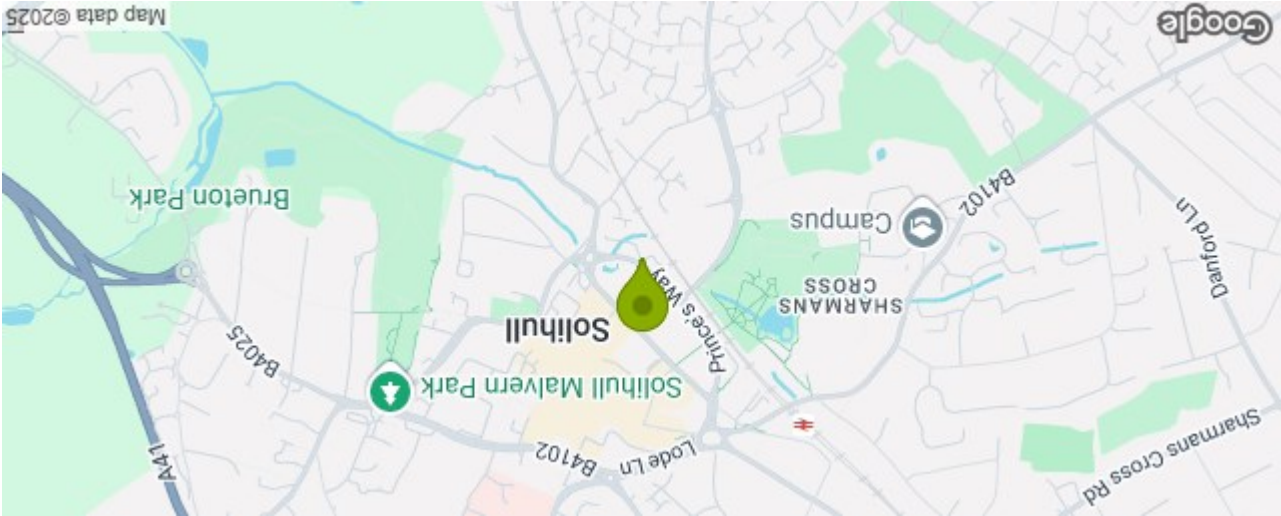
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 4/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 4/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

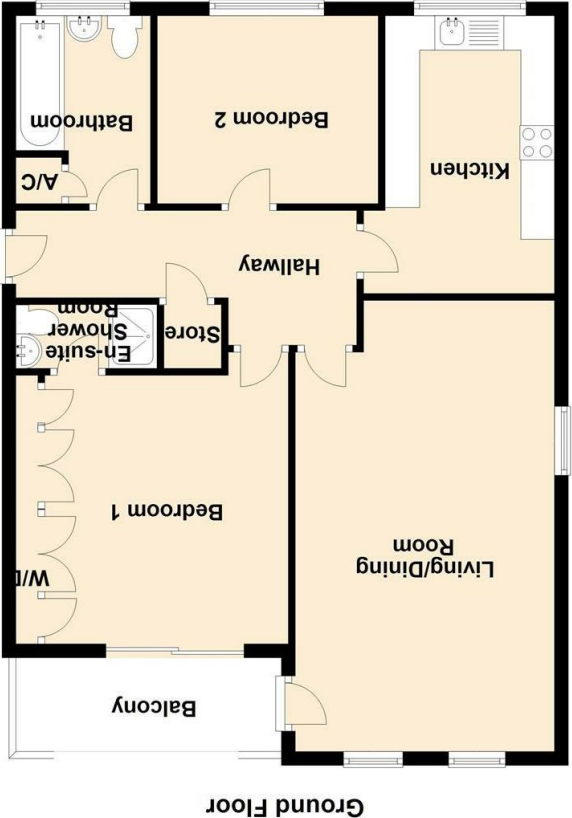
VIEWING: By appointment only with the office on the number below 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

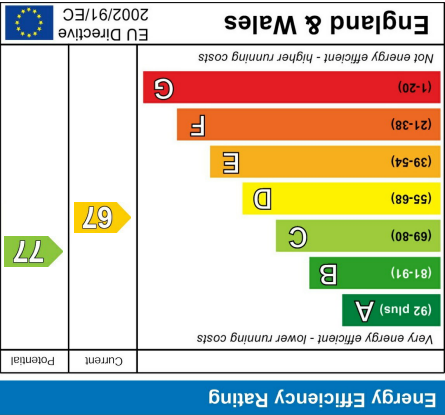
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Tel: 0121 711 1712 Email: solihull@melyvandanes.co.uk melyvandanes.co.uk



42 Alderwood Place, Princes Way Solihull B91 3HX
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.