



**New Road**

Solihull

- A Well Presented Two Bedroom Ground Floor Apartment
- Fitted Kitchen, Lounge/Diner & Bathroom
- No Upward Chain
- Secure Allocated Parking Space

**£185,000**

Current EPC Rating - C  
Current Council Tax Band - C





## Property Description

A well presented ground floor apartment situated in a most convenient location a stones throw from Solihull Town Centre. Benefiting from no upward chain and offering accommodation comprising a lounge/diner, fitted kitchen, two bedrooms, bathroom and a secure allocated parking space

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 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.



## Rooms & Measurements

Lounge/Diner to Front 5.36m x 2.87m (17'7" x 9'5")

Fitted Kitchen to Rear 2.84m x 2.21m (9'4" x 7'3")

Bedroom One to Rear 3.07m min x 2.84m min  
(10'1" min x 9'4" min)

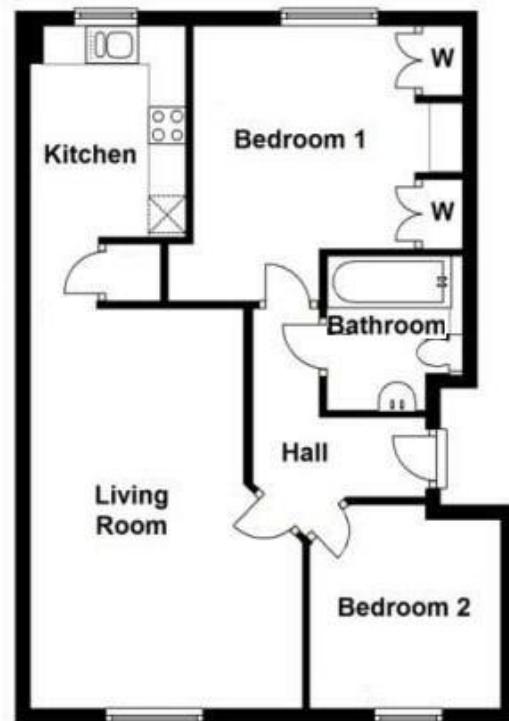
Bedroom Two to Front 2.54m x 2.54m (8'4" x 8'4")

Bathroom 2.06m x 1.83m (6'9" x 6'0")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 103 years remaining on the lease, a service charge of approx. £1,512 per annum and a ground rent of approx. £300 per annum. 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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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.