

melvyn
Danes
ESTATE AGENTS

Union Road
Solihull

Asking Price £77,500

Description

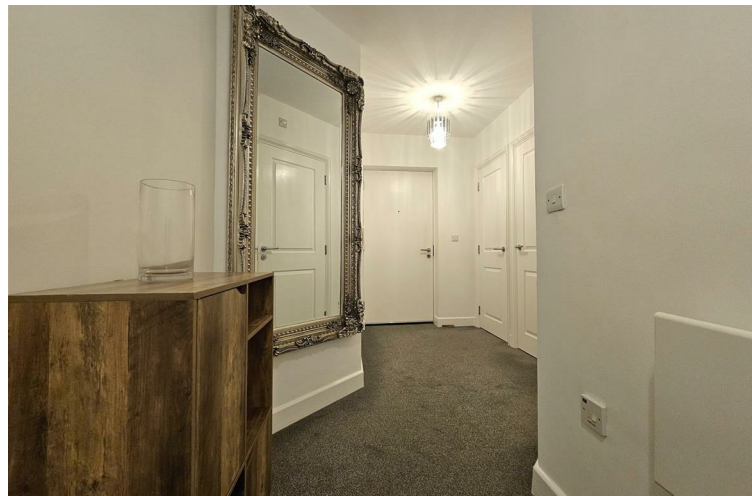
Union Road leads directly off Warwick Road and is within walking distance of Solihull town centre. It also benefits from being in the core catchment area for Tudor Grange Academy (state), with Solihull School (private) in close proximity. There are also superb nurseries, infant and junior schools nearby.

Solihull's vibrant town centre boasts premium retailers such as John Lewis, Waitrose and a diverse range of restaurants and cafes. Tudor Grange Leisure Centre and Park is a stone's throw away with Hillfield, Malvern and Brueton Parks just a short drive. There are a choice of well-equipped gyms and sports centres such as David Lloyd, Bannatyne Health Club and Virgin Active. Solihull's excellent transport links provide easy access to the West Midlands motorway network, with direct trains to London and Birmingham from Solihull Train Station which is just a circa 5 minute walk.

The apartment is available as a 50% shared ownership or 100% ownership and is located on the first floor.

Upon entering the apartment it comprises of large entrance hall with various generous storage options good sized and well fitted shower room with large walk in shower. Open plan Living/Dining/Kitchen. A lovely room with stylish decorations, fresh stylish kitchen with a range of integrated appliances, Juliet balcony and ample space for a four seater dining table as well as 3 piece and 2 piece suite. Off the hall is the double bedroom with fitted closet storage and picture frame window with stylish décor and generous in size.

Guest parking is available on site and extra parking can be leased from local parking facilities.



Accommodation

Communal Entrance

Private Entrance Hall

Open Plan Living/Kitchen/Dining Room

20'9" x 11'4" (6.345 x 3.472)

Bedroom

9'2" x 13'2" (2.799 x 4.027)

Shower Room

6'3" x 7'2" (1.907 x 2.204)



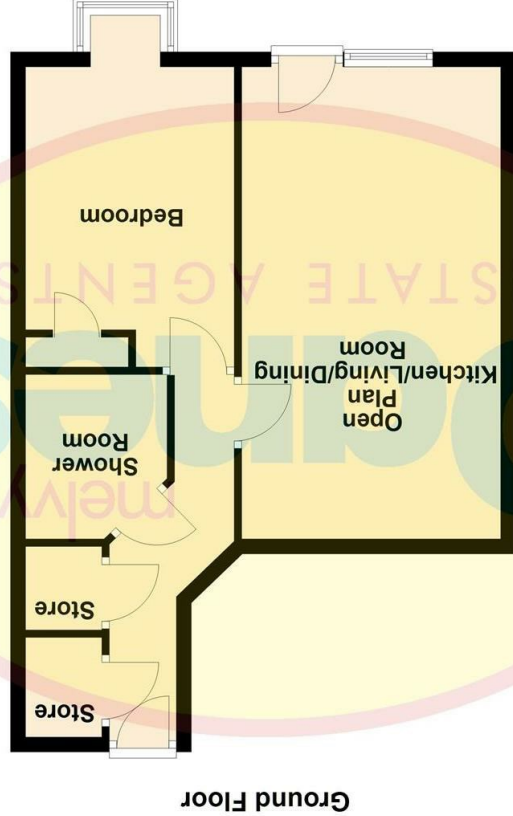
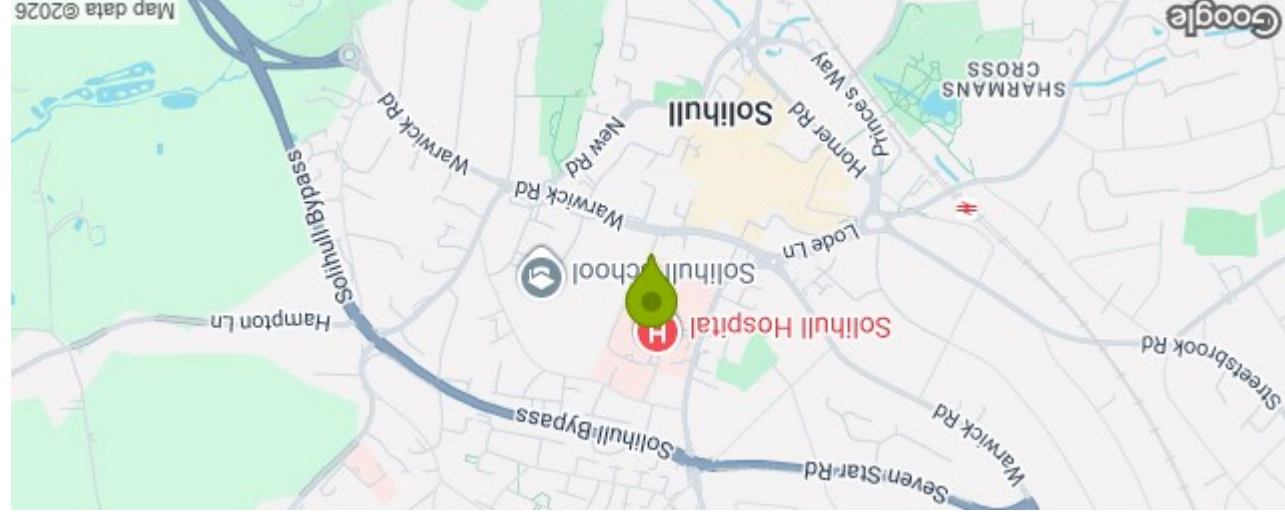
TENURE: We are advised that the property is Leasehold.

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 18/03/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



18 Union Road Solihull B91 3DH
Council Tax Band: C

| Energy Efficiency Rating | |
|---|-------------|
| Very energy efficient - lower running costs | (92 plus) A |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current | 55 |
| Potential | 55 |

England & Wales
EU Directive 2002/91/EC

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.