

New Road, Solihull

Guide Price £250,000

xact HOMES







PROPERTY OVERVIEW

This well presented three bedroom first floor apartment is situated in the heart of Solihull and is ideally located close to all local amenities. Upon entering, you are greeted by a spacious entrance hallway that provides ample storage space, setting the tone for the rest of the apartment. The large open plan living and dining room is flooded with natural light, creating a bright and welcoming environment for relaxation or entertaining guests. This sociable space seamlessly connects to a modern fitted kitchen, which comes complete with integrated appliances for added convenience. The apartment features three versatile bedrooms, allowing for flexible living arrangements to suit a variety of needs. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, offering a private retreat for the homeowner. The two remaining bedrooms are well proportioned and are serviced by a stylish family bathroom, ensuring comfort and practicality for all residents.







Additional features include an allocated parking space (providing peace of mind for residents with vehicles), gas central heating, and double glazing throughout, which contribute to the property's overall energy efficiency and comfort. With its central location, well maintained interiors and in one of Solihull's most sought after areas. Early viewing is highly recommended to fully appreciate all that this attractive apartment has to offer.

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: C

Tenure: Leasehold



- Well Presented Three Bedroom First Floor Apartment
- Great Location In The Heart Of Solihull
- Abundance Of Natural Light Throughout
- Walking Distance To Local Amenities & Station
- Allocated Parking Space
- Principal Bedroom With En-Suite

ENTRANCE HALLWAY

LIVING & DINING ROOM
20' 8" x 11' 10" (6.30m x 3.60m)

KITCHEN
11' 1" x 9' 6" (3.38m x 2.90m)

PRINCIPAL BEDROOM
16' 6" x 13' 8" (5.02m x 4.16m)

ENSUITE

BEDROOM TWO
9' 0" x 8' 6" (2.75m x 2.60m)

BEDROOM THREE
9' 0" x 6' 7" (2.75m x 2.00m)

BATHROOM

TOTAL SQUARE FOOTAGE
81.8 sq.m (880 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING



ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge/freezer, dishwasher, washing machine, all carpets, curtains and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water on a meter, mains electricity and sewers. Service charge - £1,300 to £1,400 pa. Ground rent - £300 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.

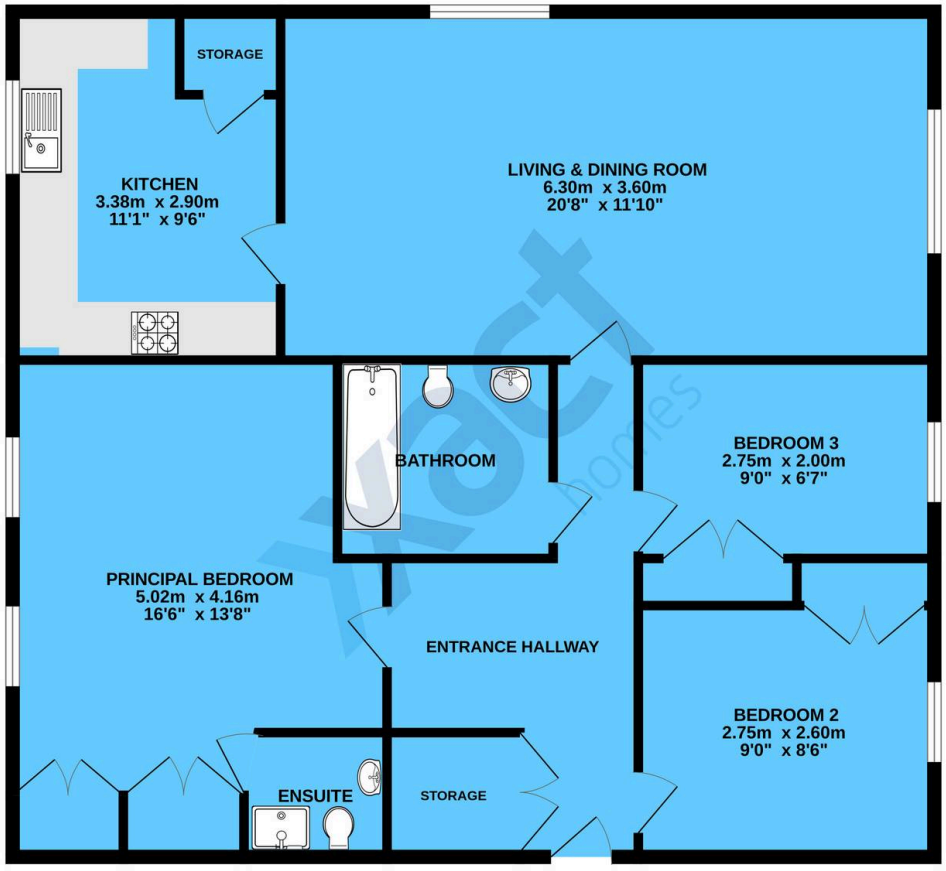








FIRST FLOOR



TOTAL FLOOR AREA : 81.8 sq.m. (880 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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