



Alderham Close, Solihull

Guide Price £305,000





PROPERTY OVERVIEW

This immaculately presented two bedroom first floor apartment offers a superb opportunity for buyers seeking a stylish and convenient home, available with no upward chain. Situated in a highly desirable and peaceful location within easy walking distance of Solihull Town Centre, the property benefits from an abundance of natural light throughout, creating a bright and welcoming atmosphere. The accommodation begins with a spacious entrance hallway that leads into an impressive living and dining room. This dual aspect living space is flooded with light from multiple windows and is perfect for both relaxing and entertaining. The breakfast kitchen is thoughtfully designed and features a comprehensive range of integrated appliances, ample worktop space, and generous storage options, making it ideal for those who enjoy cooking and dining at home. The apartment offers two well-proportioned bedrooms, including a principal bedroom with a modern en-suite shower room for added privacy and convenience. The second bedroom is also of a good size and is served by a contemporary family bathroom, providing flexibility for guests, family, or a home office setup. Additional practical benefits include a garage located in a separate block, providing secure parking or useful storage, as well as ample additional parking for residents and visitors.



This apartment is ideally suited for professionals, downsizers, or those seeking a lock-up-and-leave lifestyle in a quiet yet central setting. With its combination of modern living spaces, excellent location, and move-in ready condition, this property represents an outstanding opportunity to enjoy the best of Solihull living. Early viewing is highly recommended to appreciate the quality and appeal of this exceptional home.

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: E

Tenure: Share of Freehold



- Two Bedroom First-Floor Apartment
- NO UPWARD CHAIN
- Walking Distance To Solihull Town Centre
- Ideal For First-Time Buyers or Downsizers
- Abundance Of Natural Light Throughout
- Garage In Separate Block & Ample Parking Spaces
- Early Viewing Essential
- Well Maintained Communal Grounds
- Secure Gated Entrance
- External Private Storage Cupboard In The Communal Hallway



ENTRANCE HALLWAY

LIVING & DINING ROOM

13' 3" x 20' 2" (4.04m x 6.15m)

BREAKFAST KITCHEN

14' 0" x 10' 8" (4.26m x 3.26m)

PRINCIPAL BEDROOM

13' 5" x 11' 9" (4.10m x 3.57m)

ENSUITE

BEDROOM TWO

11' 10" x 9' 8" (3.61m x 2.95m)

BATHROOM

TOTAL SQUARE FOOTAGE

83.0 sq.m (889 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE IN SEPARATE BLOCK

ALLOCATED PARKING

WELL MAINTAINED COMMUNAL GROUNDS

ITEMS INCLUDED IN THE SALE

Indesit Integrated oven, Indesit Integrated hob, Indesit Extractor, Fridge/freezer, Bosch Dishwasher, Lamona Washing machine, All carpets, curtains, blinds and light fittings and Fitted wardrobes in two bedrooms.



ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).

Service charge – £1986.00 pa. Ground rent – nil.

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.



Approx Gross Internal Area
83 sq m / 889 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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