



REASSURINGLY LOCAL



Asking Price Of **£260,000**



Y SPENT WITH YOU
MY FAVOURITE DAY

Two Bedroom Apartment

- Second Floor Apartment
- Two Double Bedrooms
- En-suite Bathroom
- Garage En-bloc
- Chain Free
- Walking Distance to Solihull Town Centre

A beautifully presented two bedroom, two bathroom second floor apartment. Ideally situated within walking distance to Solihull Town Centre. The property offers well portioned accommodation throughout and benefits from private parking and a garage. The apartment is offered with no chain.

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.



COMMUNAL ENTRANCE HALLWAY

A secure communal entrance provides access to the building with maintained shared areas and a welcoming approach to the apartment.

HALLWAY

The welcoming hallway is bright and well presented, featuring a tiled floor and a useful storage cupboard, providing convenient space for coats, shoes and household essentials.

KITCHEN

A stylish and modern kitchen fitted with a range of wall and floor units, providing excellent storage and worktop space. The kitchen benefits from a BOSCH integrated oven, integrated fridge/freezer, together with a gas hob.

LOUNGE

A bright and airy dual-aspect lounge, enjoying plenty of natural light. The spacious layout provides ample room for a dining table and chairs, making this a versatile and welcoming space for relaxing and entertaining.

MASTER BEDROOM WITH EN-SUITE

A spacious double master bedroom offering a comfortable and well-portioned living space complete with fitted wardrobes providing excellent storage. The bedroom benefits from a modern en-suite shower room fitted with a shower, wash hand basin and low-level WC.

BEDROOM TWO

A further generously sized double bedroom, offering plenty of space for a range of furniture and benefitting from fitted wardrobes.

BATHROOM

A stylish and contemporary bathroom featuring a bath with shower over complimented by a hand basin set within a practical vanity unit. Beautifully presented throughout, with a clean and modern finish creating a relaxing space.

GARAGE EN-BLOC

Length of Lease: 996 years (at 2026)

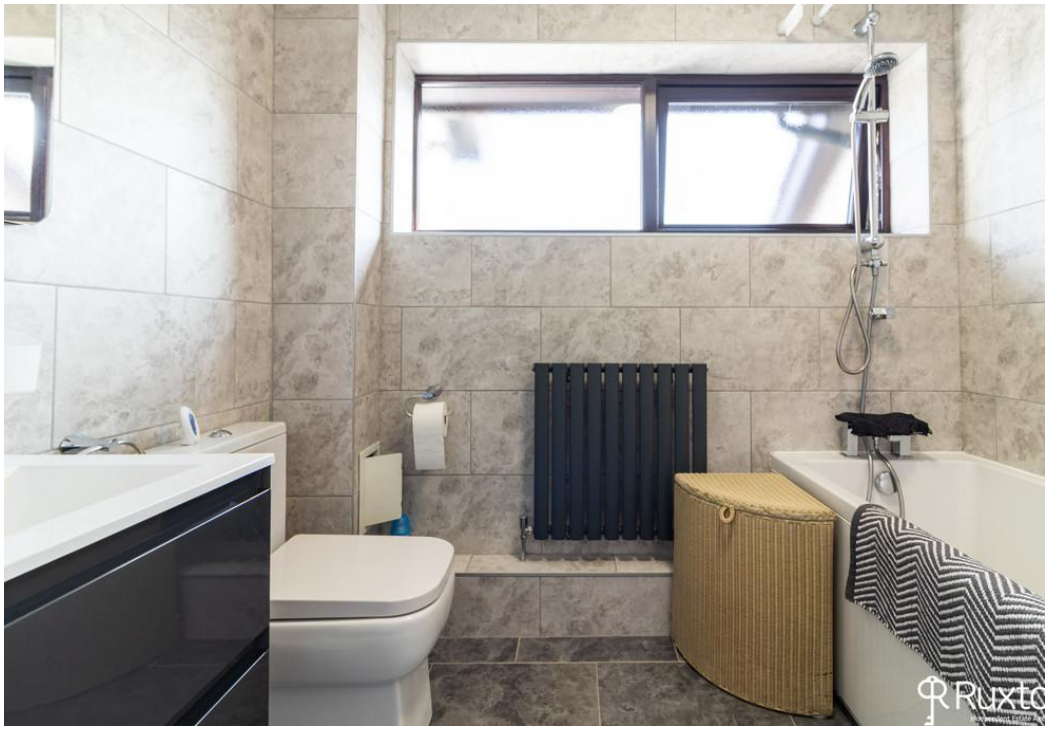
Service Charge: £2,016 pa.

Ground Rent: Peppercorn



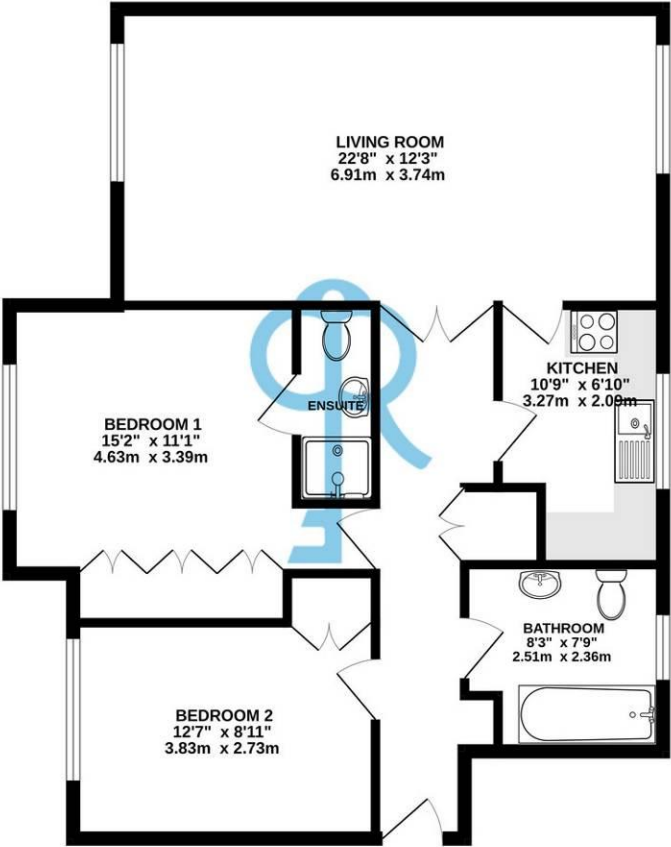






Floor Layout

SECOND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) 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.
Made with Metropix ©2026

Tenure

We have been advised by the seller that the property is Leasehold.

Interested purchasers should seek clarification of this from their solicitor (if Leasehold, Leasehold covenants may apply)

Total approx. floor area 819 sq. ft.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.



The graph shows this property's current and potential energy rating.

