



Apartment 3 Broadoaks, Solihull, B91 1QY

£285,000

Spacious Ground Floor 2 Bedroom Apartment – Prime Solihull Location. A beautifully presented ground floor apartment featuring two double bedrooms (one with ensuite), a stylish open plan living area, and a modern fitted kitchen. With two parking spaces, secure entry, and a Juliet balcony, this home combines comfort and convenience. Ideally located near shops, schools, and transport links, perfect for first time buyers, downsizers, or investors.

Bedrooms: 2 | Bathrooms: 2

Property Type: Apartment

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Spacious Ground Floor 2 Bedroom Apartment – Prime Solihull Location

A well presented ground floor apartment offering modern living in a sought after area of Solihull. The property comprises two double bedrooms, including a master with ensuite, and a bright open plan living, kitchen, and dining area with contemporary finishes throughout.

The apartment also benefits from a secure phone entry system, a sleek fitted kitchen with integrated appliances, and convenient ground floor access, making it suitable for all age groups. Two dedicated parking spaces are visible from the Juliet balcony, offering both convenience and peace of mind.

Ideally situated close to local shops with a short walk to Solihull Town Centre, excellent schools including Tudor Grange attachment, and transport links, this property is perfect for first time buyers, downsizers, or investors alike.

Hallway

Entered via a secure composite front door, the hallway offers a welcoming entrance to the apartment. It features a useful storage cupboard, an additional cupboard housing the boiler, a radiator, ceiling spotlight, and the secure entry phone system.

Kitchen/Diner/Lounge

This light and spacious open plan kitchen, lounge, and dining area offers a modern and functional living space. The kitchen is fitted with stylish units and includes an integrated dishwasher, washer/dryer, fridge/freezer, electric four ring hob, extractor fan canopy, and ample storage. The living area features a radiator, six ceiling spotlights, and a Juliet balcony.

Main Bathroom 0.7m x 0.55m (2.3'0" x 1.8'0")

The bathroom has a panelled bath, with thermostatic rainfall shower, and additional shower attachment and glazed screen, wall mounted vanity sink, enclosed system WC with wall mounted flush. Complimentary tiling to walls and floor, spotlights, extractor, shaver socket, ladder style radiator.

Main bedroom 1.46m x 0.82m (4.8'0" x 2.7'0")

The main bedroom features fitted wardrobes with shelving and generous storage, two ceiling light points, and double doors opening onto the patio. It also benefits from a private ensuite bathroom and includes a radiator for added comfort.

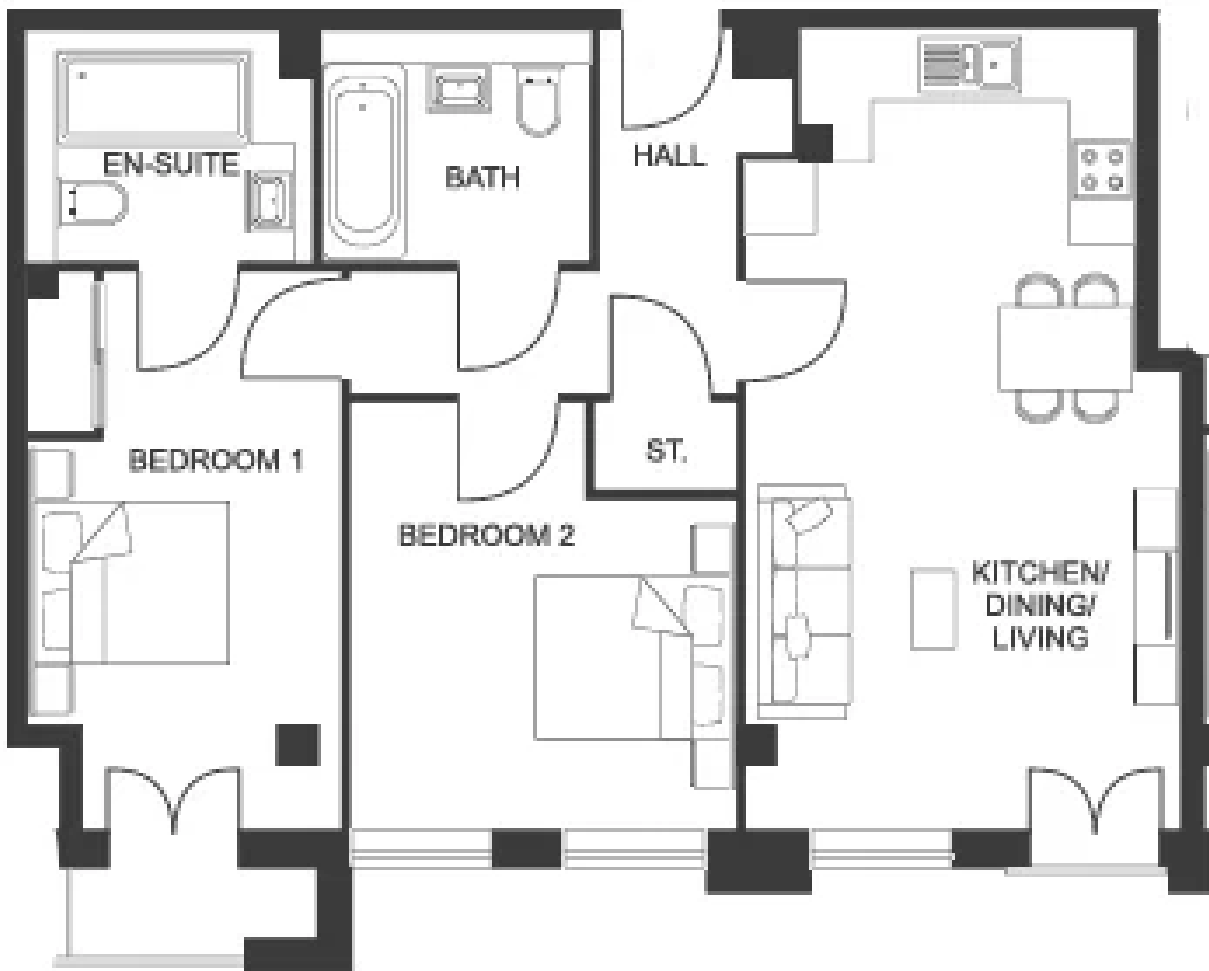
Ensuite 0.7m x 0.58m (2.3'0" x 1.9'0")

Access from the main bedroom into a fully fitted ensuite bathroom with a large shower enclosure with a rain shower head, fitted vanity unit with basin and a matching WC with wall mounted flush and fully tiled floor and wall.

Bedroom Two 1.01m x 0.82m (3.3'0" x 2.7'0")

A spacious second bedroom featuring two side-facing windows that allow plenty of natural light. The room is fully carpeted for added comfort. 1 Radiator.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	48
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC

