



Libbards Way, Solihull

Guide Price £294,000





PROPERTY OVERVIEW

This delightful three bedroom duplex apartment, which is offered to the market with no upward chain, is set within beautifully maintained grounds in the heart of Solihull, offering a wonderful blend of traditional features and modern convenience. Ideally located close to all local amenities, shops and highly regarded schools, this property is perfect for a range of buyers seeking character and charm in a sought after location. The apartment is situated on the first floor and is accessed via a welcoming entrance hallway, which includes a useful guest cloakroom and shower room (ideal for visitors or busy families). The main floor boasts a large, bright and spacious living room, perfect for relaxing or entertaining, with plenty of natural light enhancing the characterful details throughout. The generous fitted kitchen/dining room provides ample worksurface space, integrated appliances and a practical layout, making it ideal for both every-day family life and hosting guests. Upstairs, the property offers three generously sized bedrooms, all thoughtfully arranged to maximise space and comfort, and serviced by a well appointed family bathroom. Throughout the apartment, there is an abundance of storage, a rare feature in properties of this type, ensuring a clutter free and organised living environment.





Additional benefits include two allocated parking spaces (a valuable asset for residents and visitors alike) and access to well maintained communal areas. This rare duplex apartment offers an exceptional opportunity to enjoy spacious and versatile living in a prime Solihull location, combining the elegance of traditional features with the practicality required for modern lifestyles. Early viewing is highly recommended to fully appreciate the unique qualities and generous proportions of this charming 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: C

Tenure: Share of Freehold

- No Upward Chain
- Delightful Three Bedroom Duplex Apartment, Set On The First Floor
- Full Of Traditional Features, Character & Charm
- Prime Location Close To All Local Amenities & Schools
- Set Within Well Maintained Communal Grounds
- Grade II Listed Building
- Abundance Of Natural Light Throughout
- Ideal For A Range Of Buyers Including Downsizers
- Two Allocated Parking Spaces
- Early Viewing Essential





ENTRANCE HALLWAY

LIVING ROOM

13' 10" x 12' 0" (4.22m x 3.65m)

KITCHEN/DINING ROOM

11' 6" x 12' 5" (3.51m x 3.78m)

SHOWER ROOM

5' 5" x 6' 9" (1.65m x 2.07m)

FIRST FLOOR

BEDROOM ONE

11' 8" x 15' 9" (3.56m x 4.81m)

BEDROOM TWO

8' 6" x 12' 2" (2.60m x 3.71m)

BEDROOM THREE

8' 1" x 6' 4" (2.47m x 1.94m)

BATHROOM

6' 3" x 4' 8" (1.91m x 1.41m)

TOTAL SQUARE FOOTAGE

93.0 sq.m (1003 sq.ft) approx.

OUTSIDE THE PROPERTY

TWO ALLOCATED PARKING SPACES

WELL MAINTAINED COMMUNAL AREAS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, all carpets, some curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

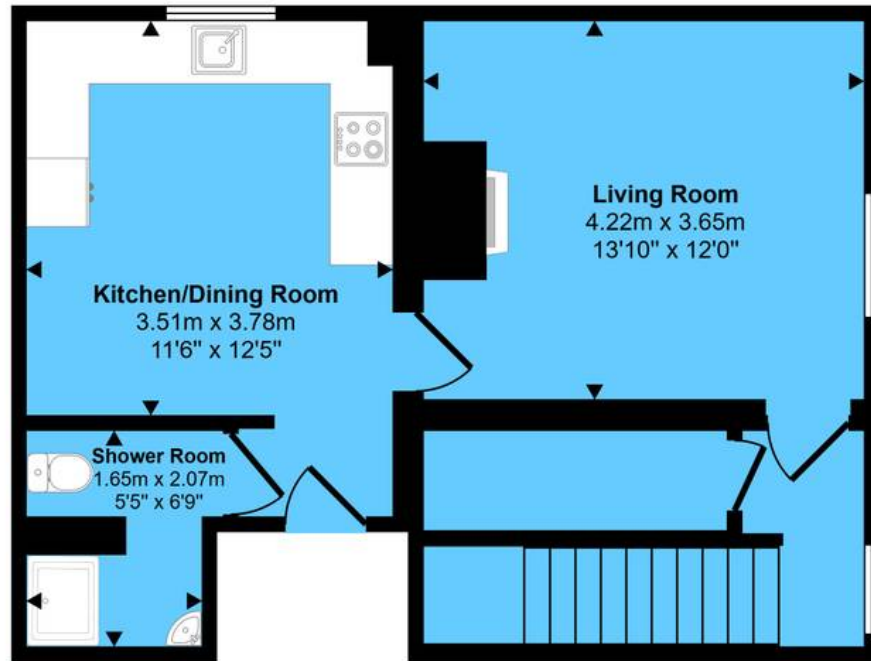
Services - water on a meter, mains gas, electricity and sewers. Loft space - boarded. Service charge - £1,728 pa. Ground rent - Nil.

INFORMATION FOR POTENTIAL BUYERS

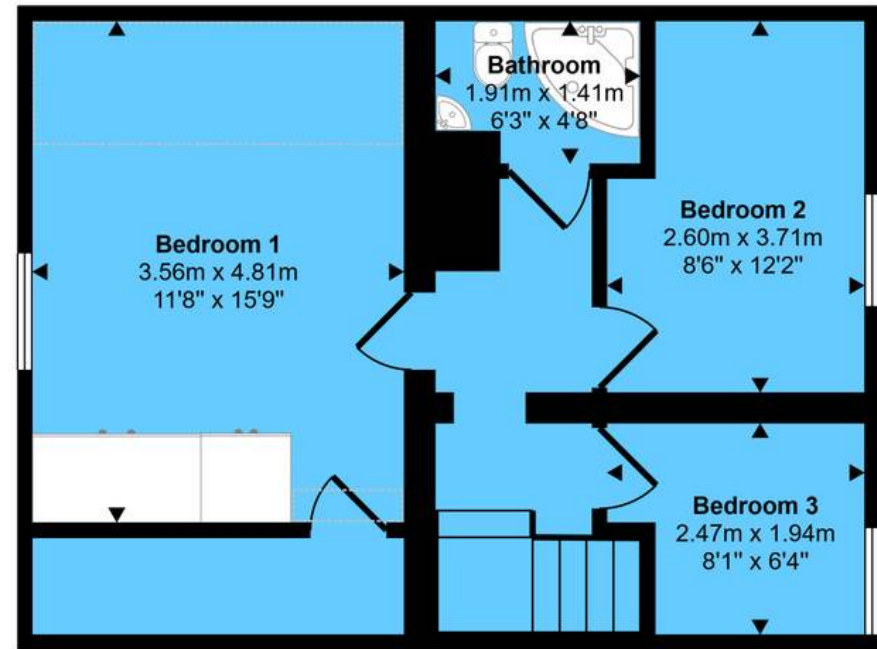
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
93 sq m / 1003 sq ft



Ground Floor
Approx 46 sq m / 490 sq ft



First Floor
Approx 48 sq m / 513 sq ft

Denotes head height below 1.5m

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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