



Homer Road, Solihull

Offers Over £210,000





## PROPERTY OVERVIEW

This beautifully presented one bedroom apartment offers an exceptional opportunity for first time buyers or investors seeking a stylish home in the heart of Solihull. Situated in a prime location with excellent transport links and within walking distance of Solihull Station, the property combines convenience with contemporary living. The open plan kitchen, dining and living area is thoughtfully designed to maximise space and features fully integrated appliances, creating a perfect setting for both relaxation and entertaining. Large windows allow an abundance of natural light to fill the apartment, enhancing its welcoming atmosphere. The spacious double bedroom benefits from built in wardrobes, providing ample storage, while the modern family bathroom is finished to a high standard. Additional features include an allocated parking space in secure gated parking (ideal for peace of mind and convenience). This apartment is perfectly positioned for easy access to Solihull's vibrant town centre, offering a wealth of shops, restaurants, and amenities. With its combination of style, comfort, and superb location, this property presents a rare opportunity to acquire a home that truly stands out. Early viewing is highly recommended to appreciate all that this impressive 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

- Beautifully Presented One Bedroom Apartment
- Ideal For First Time Purchasers Or Investors
- Situated Within A Prime Location With Transport Links And Walking Distance To Solihull Station
- Open Plan Kitchen/Dining & Living Area
- Spacious Double Bedroom
- Modern Family Bathroom Finished To A High Standard
- Allocated Parking In A Secure Gated Area
- Easy Access To Solihull's Vibrant Town Centre





#### **HALLWAY**

#### **DINING/LIVING AREA**

16' 1" x 10' 5" (4.89m x 3.17m)

#### **KITCHEN AREA**

5' 6" x 8' 11" (1.68m x 2.71m)

#### **BEDROOM**

10' 6" x 17' 9" (3.19m x 5.40m)

#### **BATHROOM**

7' 3" x 5' 10" (2.21m x 1.77m)

#### **TOTAL SQUARE FOOTAGE**

54.0 sq.m (579 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

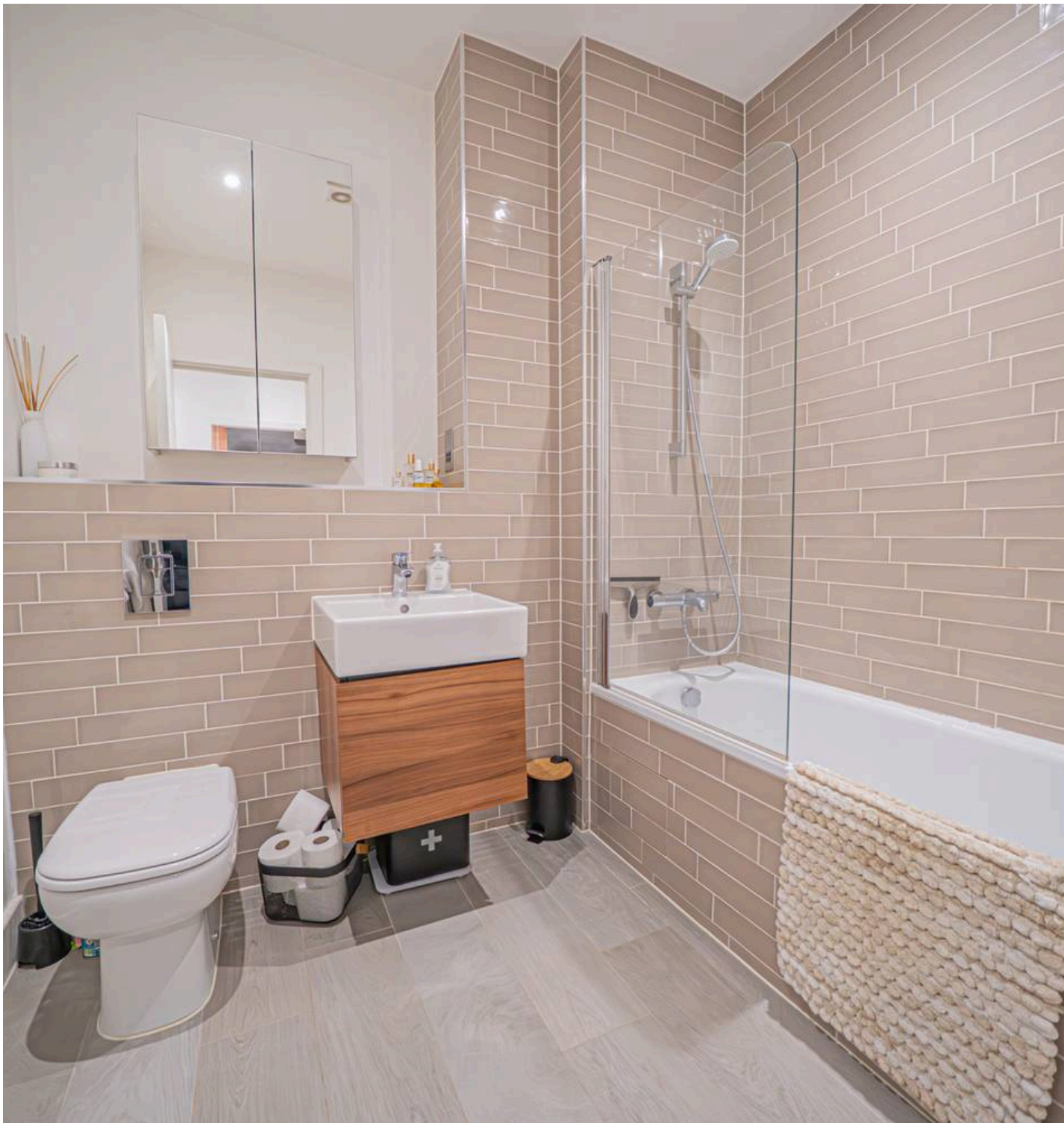
#### **SECURE ALLOCATED PARKING**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets and blinds, car charging point (located in the car park fitted approx. 2 years ago for communal use and charged per use) and fitted wardrobes in bedroom.

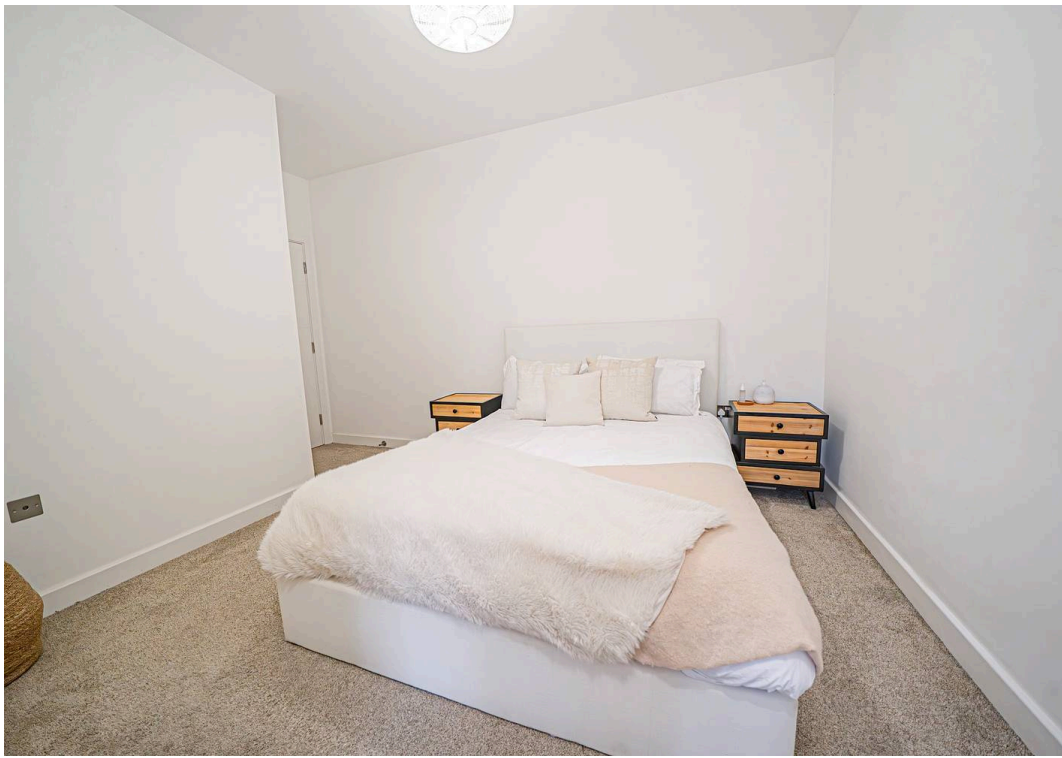
#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Service charge - £1,648.40 pa. Ground rent - £235.00 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.



Approx Gross Internal Area  
54 sq m / 579 sq ft



## Floorplan

 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.

# Xact Homes

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