



## Apartment 39 Broadoaks, Streetsbrook Road, Solihull, B91 1QY

**£175,000**

A recently constructed & beautifully presented first floor apartment in a convenient location for Solihull Town Centre & Train Station benefitting from remaining ICW building warranty, open plan living dining kitchen, double bedroom, modern bathroom and one allocated parking space. Get in touch to arrange a viewing!

**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

**Council Tax Band: C**

**Property Type: Apartment**

**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

An exceptional apartment that is perfect for investors or first time buyers awaits, this beautifully presented first-floor apartment is strategically located for prime rental potential in Solihull.

Situated in a sought after and convenient location for many of the amenities in the Solihull area. Solihull train station is a three minute walk away with commuter services to Birmingham City Centre and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Mel Square, John Lewis Department Store and Touchwood Shopping Centre which also includes Cineworld Cinema, The Core Theatre and a range of restaurants, bars & cafe's. There is easy road access to the M42 motorway, NEC, Resorts World and Birmingham International Airport and Train Station.

Communal Entrance Hall Being entered via secure intercom system with stairs and lift rising to all floors

Entrance Hall With spot lights to ceiling, laminate flooring, airing cupboard and doors leading off to

Open Plan Living Dining Kitchen **22' 5" x 11' 2" (6.83m x 3.4m)** With wall mounted intercom system, double glazed French doors to Juliette balcony, double glazed window, laminate flooring, spot lights to ceiling and wall mounted electric heater.

The kitchen area has been fitted with a range of high gloss handle-less wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring hob with feature splashback and extractor over, inset electric oven and integrated fridge freezer, dishwasher and washer dryer

Bedroom One **13' 3" max x 10' 5" max (4.04m x 3.18m)** With double glazed window, spot lights to ceiling, wall mounted electric heater, built-in shelving and built-in double wardrobe with mirrored doors

Modern Bathroom Being fitted with a three piece white suite comprising panelled bath with rainfall shower over, further handheld shower attachment and glazed screen, floating WC with built-in cistern and wall mounted flush and floating vanity wash hand basin, complementary tiling to walls and floor, heated ladder style towel rail, extractor unit, mirrored wall and spot lights to ceiling

**Parking** The apartment benefits from one allocated parking space

**Tenure** We are advised by the vendor that the property is leasehold with approx. 245 years remaining on the lease, a service charge of approx. £1,716 per annum and a ground rent of approx. £189per annum. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor.





**Contact us today!**  
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| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            | 63      | 63                                                                                                            |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |