



REASSURINGLY LOCAL



Asking Price Of **£230,000**



Two-Bedroom Apartment

- Two Bedroom First-Floor Apartment
- En-suite to Master Bedroom
- Modern Fitted Kitchen
- Spacious Lounge
- Private Balcony
- Garage
- Walking Distance to Solihull Town Centre

A two-bedroom first-floor apartment in an ideal location. Situated at Alderwood Place, this attractive two-bedroom apartment offers spacious, modern accommodation in a highly desirable location, within easy walking distance to Solihull town centre. The property features a modern Avanti kitchen, providing a stylish and practical space for everyday living. The generously proportioned accommodation includes two well-sized bedrooms, with an ensuite to the master bedroom, adding an extra touch of comfort and convenience. A private balcony provides the perfect spot to relax and unwind, while the inclusion of a garage offers valuable additional storage. Ideally positioned for access to Solihull's shops, restaurants and transport links, this well-appointed apartment combines modern living with an excellent location.

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 welcoming entrance hallway with stairs to all floors.

HALLWAY

A welcoming and well-presented hallway, featuring a storage cupboard, offering a practical space to keep everyday essentials neatly organised.

LOUNGE

A bright and spacious triple-aspect lounge featuring a gas fire with an attractive brick surround, creating a warm and inviting focal point. With access to the balcony and ample space for a dining table and chairs, this is an ideal setting for both relaxing and entertaining.

KITCHEN

A modern fitted Avanti kitchen featuring a comprehensive range of wall and floor units, providing ample storage and workspace. Bosch integrated appliances include a fridge/freezer, built-in oven, washer dryer, dishwasher and induction hob. The kitchen is light and bright, with front facing window allowing plenty of natural light to flood the space.

BATHROOM

A spacious and well-appointed bathroom featuring a bath with shower over, wash hand basin and low-level WC. Further benefits include a front-facing window providing ventilation and natural light and a chrome ladder-style radiator.

MASTER BEDROOM WITH EN-SUITE

A spacious and light-filled master bedroom featuring fitted wardrobes and sliding doors opening onto the balcony. The room benefits from an en-suite shower room comprising a shower cubicle, wash hand basin and low-level WC complemented by a chrome ladder-style radiator.

BEDROOM TWO

A good sized double bedroom, currently being used as a craft room.

BALCONY

A delightful balcony overlooking attractive greenery, providing a peaceful outdoor retreat. With ample space for table and chairs, it is ideal for enjoying a morning coffee.

GARAGE



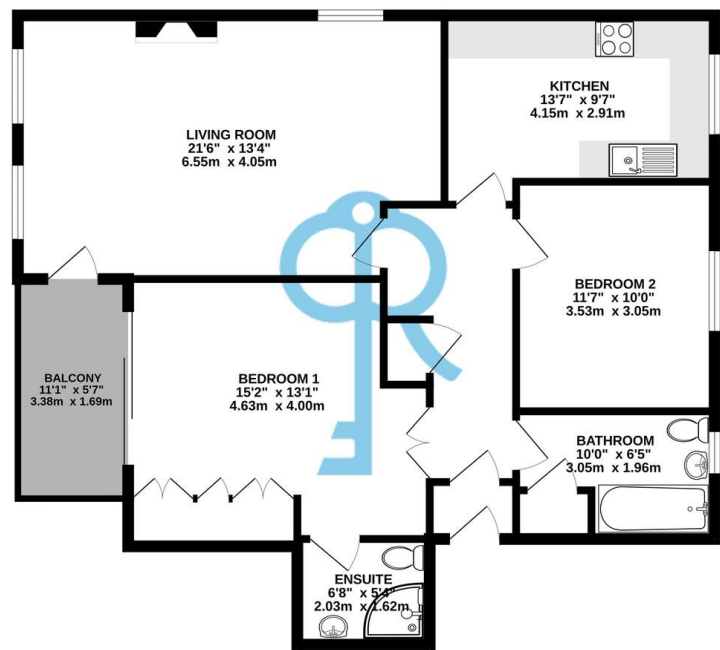






Floor Layout

FIRST FLOOR
889 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.5 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.
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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 889 sq. ft.

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

