







64 Royal House, Solihull, B91 3QQ

Offers Over £300,000

A superb opportunity to acquire this spacious top-floor two-bedroom apartment at Royal House, ideally located in the heart of Solihull. Perfectly suited for first-time buyers, professionals, or investors, this bright and welcoming home offers a modern open plan living, kitchen and dining space, creating a warm and inviting atmosphere. The apartment benefits from two generous double bedrooms, a contemporary fitted kitchen, stylish bathroom, useful storage, and a bright hallway entrance. With its spacious layout and excellent natural light, this property offers comfortable and convenient town centre living. Situated just a short walk from Solihull's central shops, restaurants, cafés, and everyday amenities, with excellent transport links close by, this apartment provides an ideal combination of location and lifestyle. Early viewing is highly recommended to appreciate all that this fantastic home has to offer.

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Apartment

Hallway 1.32m x 4.21m (4.32'0" x 13.8'0")
Entering through the composite front door, you are welcomed into a spacious and bright hallway that creates an inviting first impression. The hallway features contemporary light grey flooring, recessed spotlights to the ceiling, and a radiator, providing both style and practicality. A secure telephone intercom entry system provides controlled access to the building. A useful built-in storage cupboard houses the boiler and benefits from fitted shelving, offering excellent additional storage space. The hallway provides a welcoming introduction to the rest of the apartment.

Open plan kitchen/diner/lounge 5.58m x 8.59m (18.3'0" x 28.19'0")
This bright and spacious open plan kitchen, living and dining area provides an ideal space for both everyday living and entertaining. The kitchen is fitted with a stylish range of light and dark grey wall and base units, complemented by light flooring and recessed spotlights to the ceiling. Integrated appliances include a fridge/freezer, dishwasher, washer/dryer, a Hotpoint four-ring electric hob with extractor fan over, and a Hotpoint electric oven. A radiator completes the practical kitchen space.

The living and dining area is generously proportioned and benefits from characterful sloping ceilings, two ceiling light points, a radiator, and ample power sockets throughout. A large window fills the room with natural light and enjoys pleasant outlooks, creating a bright and welcoming space for relaxing and dining.

First bedroom 5.55m x 5.27m (18.2'0" x 17.3'0")
A generously proportioned double bedroom offering an abundance of space and excellent storage. The room features light flooring, a characterful sloping ceiling, and an extensive open fitted wardrobe spanning one wall, providing ample hanging and storage space. A large window allows plenty of natural light to flood the room, while two ceiling light points and a radiator create a bright and comfortable living space.

Bathroom 2.1m x 1.65m (6.9'0" x 5.4'0")
The contemporary bathroom is fitted with a WC with a wall mounted flush, a wash hand basin with a useful storage drawer beneath, and a mirrored wall cupboard with additional shelving above. The panelled bath features tiled surrounds, a glazed shower screen, and a shower attachment over. Further benefits include a ladder-style heated towel radiator, extractor fan, shaver socket, spotlights to the ceiling, and light flooring, creating a bright and practical space.

Second bedroom 4.42m x 3.35m (14.5'0" x 11'0")
A well-proportioned double bedroom featuring light flooring and a characterful sloping ceiling. A large window provides an abundance of natural









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