



## White House Green, Solihull

Guide Price £350,000





## PROPERTY OVERVIEW

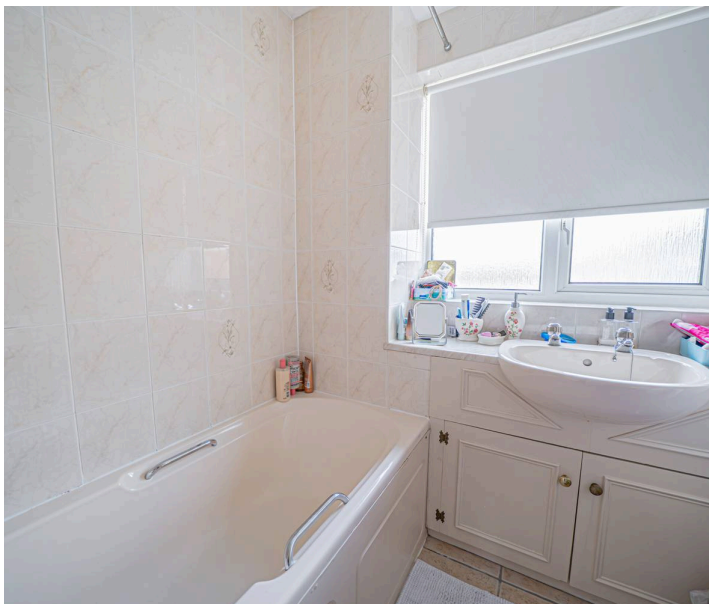
This well-presented two bedroom second floor apartment offers an excellent opportunity for buyers seeking comfort, convenience, and a prime location. The property is set within well-maintained communal grounds and is just a short walk from the town centre, making it ideal for those who value easy access to local shops, restaurants, and transport links.

Upon entering, you are greeted by a spacious hallway with ample storage space, perfect for coats, shoes, and everyday essentials. The living and dining room is a standout feature, flooded with natural light from large windows, creating a welcoming environment for relaxing or entertaining. The fitted kitchen provides ample work surfaces and storage, catering to the needs of both novice cooks and keen chefs.

Both bedrooms are generously sized, offering comfortable accommodation for residents or guests. The property also benefits from a family bathroom and a separate toilet, adding to the convenience and practicality of the layout.

Additional features include a garage located in a separate block, as well as off road parking for residents, providing valuable storage and peace of mind.

Outside, the property is surrounded by beautifully maintained communal gardens, offering a tranquil setting and a pleasant outlook from the apartment itself. These landscaped grounds provide residents with an inviting space to enjoy the outdoors, whether for a morning coffee, a leisurely stroll, or simply to relax in the fresh air.





The separate garage block offers secure storage for a car, bicycles, or additional belongings. The location combines the benefits of green, peaceful surroundings with the excitement and amenities of the town centre just moments away.

This apartment is an ideal choice for professionals, couples, or small families seeking a well-maintained home with attractive outside space and excellent transport connections.

#### 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: D

Tenure: Leasehold

- Two Bedroom Second Floor Apartment
- Close To Solihull Town Centre
- Abundance Of Natural Light Throughout
- Spacious Living / Dining Room
- Fitted Kitchen With Ample Storage
- Two Double Bedrooms Serviced By A Family Bathroom & Separate WC
- Well-Maintained Communal Grounds
- Off Road Parking & Single Garage





#### **ENTRANCE HALLWAY**

#### **KITCHEN**

14' 4" x 13' 7" (4.37m x 4.13m)

#### **LIVING / DINING ROOM**

24' 2" x 13' 3" (7.36m x 4.05m)

#### **PRINCIPAL BEDROOM**

14' 6" x 13' 2" (4.41m x 4.01m)

#### **BEDROOM TWO**

11' 9" x 10' 3" (3.57m x 3.12m)

#### **BATHROOM**

6' 4" x 5' 6" (1.93m x 1.68m)

#### **WC**

#### **TOTAL SQUARE FOOTAGE**

94.0 sq.m (1012 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE EN BLOC**

#### **OFF ROAD PARKING**

#### **COMMUNAL GARDENS**



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

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, all blinds and all light fittings.

#### **ADDITIONAL INFORMATION**

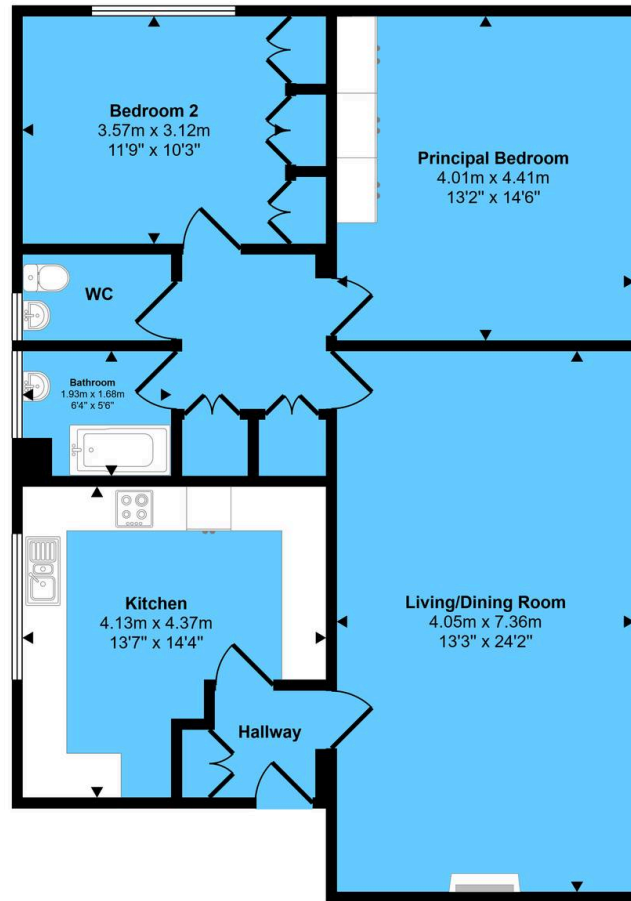
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Service charge - £1,860 pa. Ground rent - nil.

#### **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  
94 sq m / 1012 sq ft



Second Floor

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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