Warwick Road, Solihull

Fixed Price **£500,000**

xact HOMES

PROPERTY OVERVIEW

This spacious three-bedroom apartment, nestled in the heart of Solihull behind a secure gated entrance, offers a luxurious retreat, perfect for downsizers or those seeking a lock-up-and-leave lifestyle. With the convenience of lift access to all floors and boasting no upward chain, this property promises both security and ease of access.

Upon entry via a large hallway, providing space for free-standing furniture, a sense of openness and tranquillity envelops you. The spacious living room features a striking fireplace and impressive bay window, while a formal dining room beckons with its own private balcony, ideal for tranquil moments of repose.

The kitchen, equally spacious and well-appointed, showcases ample work surfaces along with fully integrated appliances, catering perfectly to culinary enthusiasts. The principal bedroom, complete with fitted wardrobes and a sizeable en-suite, offers a sanctuary of relaxation. Bedroom two, serviced via a Jack ‘n’ Jill shower room, ensures convenience and privacy for its occupants, while bedroom three presents versatile options, ideal for a home office or guest room.

Boasting ample storage space throughout, this apartment also includes an allocated parking space and a single garage with an electric garage door for added convenience. Natural light floods in, creating a warm and inviting ambience that complements the well-maintained communal gardens, providing ample outdoor seating for tranquil moments of relaxation.

This property caters to those seeking single-level living without compromising on space or style. With its prime location, abundance of amenities, and serene surroundings, this apartment offers a lifestyle of convenience and luxury, making it an ideal choice for those looking to immerse themselves in the vibrant community of Solihull.

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: E

Tenure: Leasehold

- Large Three Bedroom Apartment
- NO UPWARD CHAIN
- Ideal For Downsizers Or For A Lock Up & Leave Lifestyle
- Two Spacious Reception Rooms
- Lift Access To All Floors
- Private Balcony Overlooking Communal Gardens
- Secure Gated Development
- Allocated Parking & Garage
- Family Shower Room & En-Suite
- Prime Location In Solihull

ENTRANCE HALLWAY

LIVING ROOM
22' 10" x 17' 8" (6.96m x 5.39m)

DINING ROOM
13' 2" x 10' 10" (4.01m x 3.31m)

BALCONY

KITCHEN
14' 0" x 13' 3" (4.26m x 4.05m)

PRINCIPAL BEDROOM
21' 0" x 13' 9" (6.40m x 4.18m)

ENSUITE
10' 0" x 6' 7" (3.06m x 2.00m)

BEDROOM TWO
21' 0" x 10' 11" (6.40m x 3.34m)

JACK 'N' JILL SHOWER ROOM
8' 8" x 6' 3" (2.63m x 1.90m)

BEDROOM THREE
10' 0" x 8' 0" (3.04m x 2.43m)

TOTAL SQUARE FOOTAGE
154.0 sq.m (1658 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms and electric garage door.

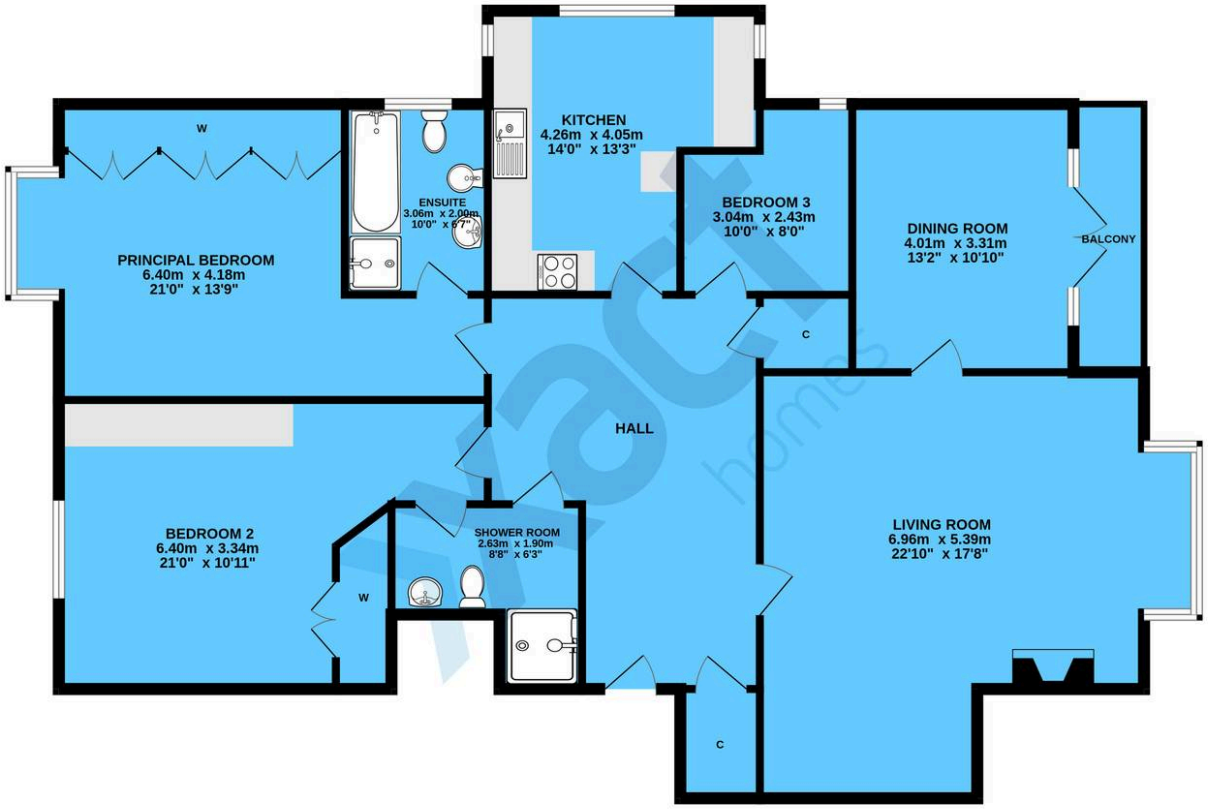
ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers, electricity and gas. Broadband - FTTP (fibre to the premises). Service charge - £3,110.68 pa. Ground rent - peppercorn.

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.

1ST FLOOR



TOTAL FLOOR AREA : 154.0 sq.m. (1658 sq.ft.) 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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Xact Homes
6 The Square, Solihull - B91 3RB
0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk