



St. Gerards Road, Solihull

Offers Over £180,000



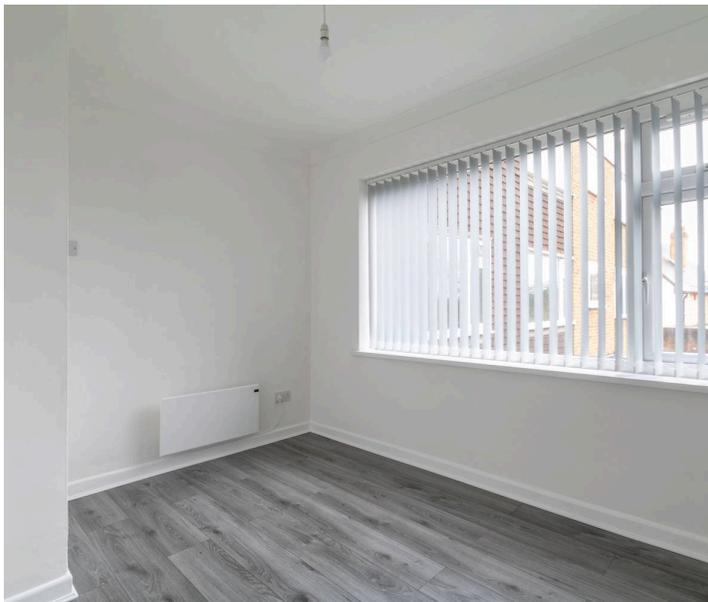


PROPERTY OVERVIEW

Introducing a fantastic opportunity to acquire this two-bedroom first-floor apartment, boasting a long lease and being offered with no upward chain. Situated within close proximity of all local amenities, this property is ideal for first-time buyers or investors seeking a well-located residence.

The apartment features a spacious living / dining room with access to a private balcony, perfect for relaxing and entertaining. The fitted kitchen is complete with integrated appliances, enhancing convenience and functionality. Two generously sized bedrooms provide ample space for relaxation, complemented by a family bathroom, offering modern amenities.

The property benefits from well-maintained communal gardens, providing a peaceful and attractive outdoor setting. Additionally, a garage located in a separate block offers secure parking and storage solutions. Don't miss this opportunity to secure a comfortable and convenient living space in a sought-after location.





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: C

Tenure: Leasehold

- Two Bedroom First-Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Short Distance From All Local Amenities
- Spacious Living / Dining Room
- Private Balcony
- Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Single Garage In Separate Block





ENTRANCE HALLWAY

KITCHEN

8' 4" x 7' 8" (2.55m x 2.34m)

LIVING / DINING ROOM

16' 5" x 11' 6" (5.01m x 3.50m)

BALCONY

PRINCIPAL BEDROOM

11' 6" x 10' 5" (3.50m x 3.17m)

BEDROOM TWO

10' 9" x 8' 6" (3.28m x 2.58m)

BATHROOM

8' 0" x 6' 7" (2.45m x 2.00m)

TOTAL SQUARE FOOTAGE

58.0 sq.m (624 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

TBC.

ADDITIONAL INFORMATION

Services - water (with meter), sewers and electricity.
Service charge - £2,600 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.

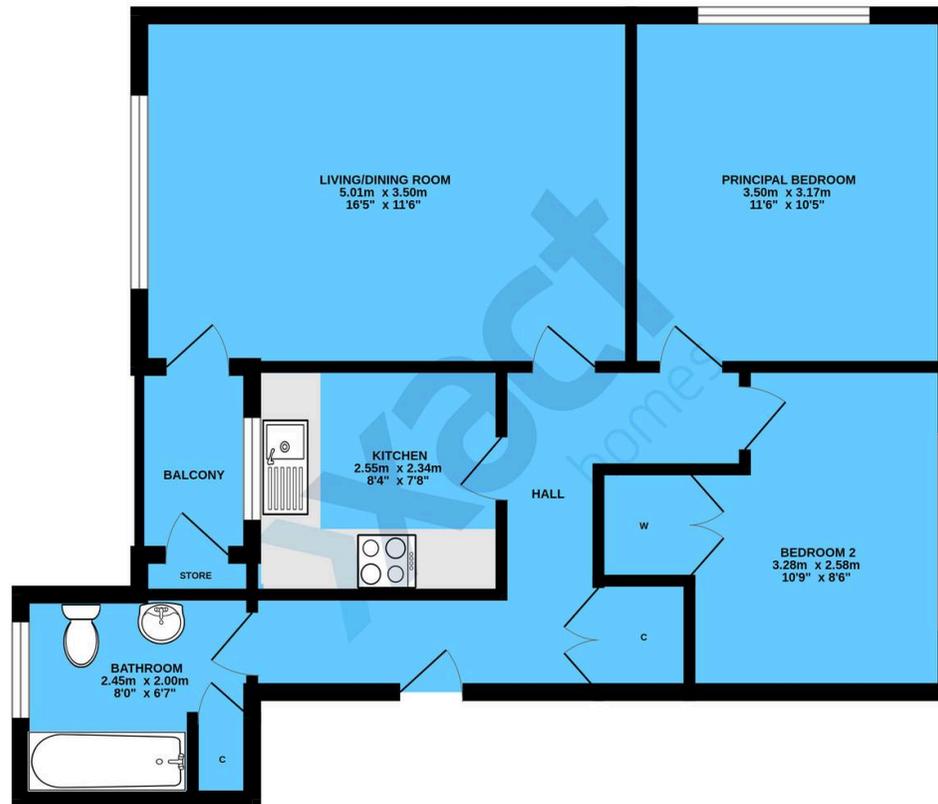
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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: 58.0 sq.m. (624 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

