New Road, Solihull

£120,000

xact HOMES

PROPERTY OVERVIEW

This well-presented two bedroom **GROUND FLOOR RETIREMENT APARTMENT** is offered with no upward chain and is available exclusively to those over 55, providing a wonderful opportunity for comfortable and convenient living in the heart of Solihull. The property is available on a 70 percent shared ownership basis with no rental cost, making it an attractive option for those seeking security and value. The apartment is ideally situated within a popular development, benefitting from views of open parkland and close proximity to a wide range of local amenities, including shops, healthcare facilities, and transport links, ensuring everything you need is right on your doorstep. Internally, the accommodation is spacious and bright, featuring a generous living and dining room that enjoys plenty of natural light and offers flexible space for both relaxation and entertaining guests. The fitted kitchen is well equipped with ample storage and workspace, catering to all your culinary needs. There are two well-proportioned bedrooms, providing comfortable sleeping arrangements or the flexibility to use one as a study or guest room if desired. The family bathroom is tastefully appointed, offering a practical and accessible layout.

Residents benefit from communal parking (subject to availability) and access to well maintained communal grounds, fostering a sense of community and providing peace of mind for those seeking low maintenance living. The development is tailored to the needs of mature residents, with thoughtful design features and a welcoming atmosphere throughout. This apartment represents an ideal choice for those looking to downsize, enjoy independent living, or simply take advantage of a superb location in a vibrant and friendly area. With its combination of generous accommodation, excellent specification, and enviable position within Solihull, this property is sure to appeal to discerning buyers seeking a relaxed yet active lifestyle. Early viewing is highly recommended to appreciate the quality of the accommodation and the many benefits this retirement apartment has to offer.

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 GROUND FLOOR RETIREMENT APARTMENT
- For Over 55s Only
- CASH BUYERS ONLY DUE TO LEASE LENGTH
- NO UPWARD CHAIN
- Available On 70% Shared Ownership Scheme
- Prime Location In The Heart Of Solihull
- Views Over Open Parkland
- Communal Parking & Well Maintained Grounds
- Early Viewing Essential

HALLWAY

LIVING & DINING ROOM
17' 0" x 10' 4" (5.18m x 3.15m)
With window overlooking Malvern park

KITCHEN
6' 0" x 10' 4" (1.84m x 3.15m)
With window overlooking Malvern park and access to a convenient broom cupboard

BEDROOM ONE
11' 11" x 9' 9" (3.63m x 2.96m)

BEDROOM TWO
12' 0" x 6' 5" (3.65m x 1.95m)

BATHROOM
5' 11" x 4' 10" (1.80m x 1.48m)

TOTAL SQUARE FOOTAGE
56.0 sq.m (603 sq.ft) approx.

OUTSIDE THE PROPERTY

PERMIT PARKING

WELL MAINTAINED GROUNDS

ITEMS INCLUDED IN THE SALE
Sharp free standing cooker, extractor (bathroom), microwave, fridge/freezer, all carpets, blinds and light fittings and fitted wardrobes in one bedroom.

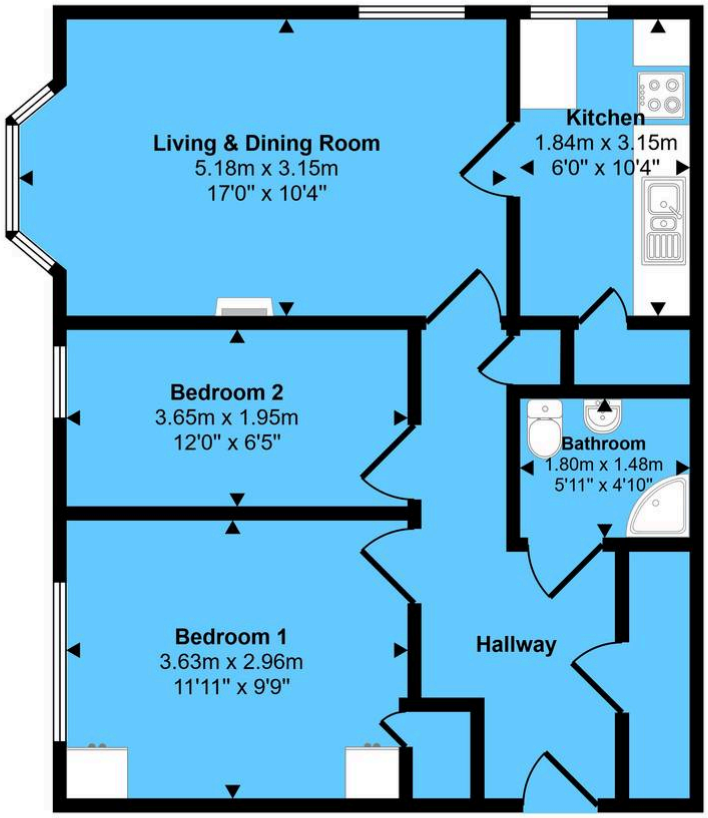
ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire. Service charge - £3,834 pa (ground rent included in the maintenance fee).

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
56 sq m / 603 sq ft



Floorplan

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
6 The Square, Solihull - B91 3RB
0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk