



## School Lane, Solihull

Guide Price £440,000







## PROPERTY OVERVIEW

This delightful three bedroom first floor apartment with lift access, presents a rare opportunity to acquire a spacious and beautifully maintained home, offered to the market with no upward chain and situated in a prime location in the heart of Solihull. Ideally positioned within easy walking distance of the town centre and all local amenities, the apartment is accessed via a large entrance hallway which provides ample storage space for coats, shoes and every-day essentials. The generous open plan living and dining room is dual aspect, allowing natural light to flood the space throughout the day, and offers ample room for a variety of free standing furniture arrangements, making it perfect for both relaxing and entertaining. The large fitted kitchen and dining area is thoughtfully designed, featuring a comprehensive range of integrated appliances and direct access to a private balcony, ideal for morning coffee or evening relaxation. The accommodation comprises three generously sized bedrooms, including two double bedrooms each with their own en-suite facilities for added privacy and convenience. The principal bedroom is particularly impressive, benefitting from extensive fitted storage space to keep the room clutter-free and organised.







Additional features include secure underground parking with two allocated spaces and a private storeroom, ensuring peace of mind and ample storage for larger items. Residents also enjoy excellent views overlooking the picturesque Solihull School playing fields, providing a tranquil outlook in this vibrant setting. This apartment combines generous proportions, high quality finishes, and a superb central location, making it an exceptional choice for discerning buyers seeking comfort, convenience and style in one of Solihull's most sought after addresses. Early viewing is highly recommended to fully appreciate the quality and space on 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: G

Tenure: Leasehold







- Spacious Three Bedroom First Floor Apartment
- Lift Access
- NO UPWARD CHAIN
- Set In The Heart Of Solihull Close To All Local Amenities
- Abundance Of Natural Light Throughout
- Secure Underground Parking For Two Vehicles
- Three Generously Sized Bedrooms
- Two En-Suites & Guest Cloakroom
- Private Balcony

#### **LARGE ENTRANCE HALLWAY**

9' 4" x 13' 2" (2.85m x 4.02m)

#### **WC**

#### **LIVING & DINING ROOM**

24' 11" x 21' 7" (7.60m x 6.57m)

#### **KITCHEN**

11' 8" x 9' 9" (3.56m x 2.97m)

#### **BALCONY**

5' 7" x 9' 5" (1.71m x 2.87m)

#### **PRINCIPAL BEDROOM**

22' 11" x 14' 6" (6.98m x 4.42m)

#### **ENSUITE**

6' 9" x 9' 11" (2.06m x 3.03m)

#### **BEDROOM TWO**

15' 9" x 10' 2" (4.79m x 3.09m)

#### **ENSUITE**

7' 8" x 6' 1" (2.33m x 1.85m)

#### **BEDROOM THREE**

9' 7" x 10' 2" (2.91m x 3.11m)

#### **TOTAL SQUARE FOOTAGE**

123.0 sq.m (1322 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **SECURE UNDERGROUND PARKING FOR TWO VEHICLES**





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

Integrated oven, integrated hob, extractor, integrated microwave, fridge/freezer, dishwasher, washing machine, all carpets, curtains and blinds, some light fittings, electric fire, CCTV and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and sewers. Service charge - £5,303 pa. Ground rent - £250 pa.

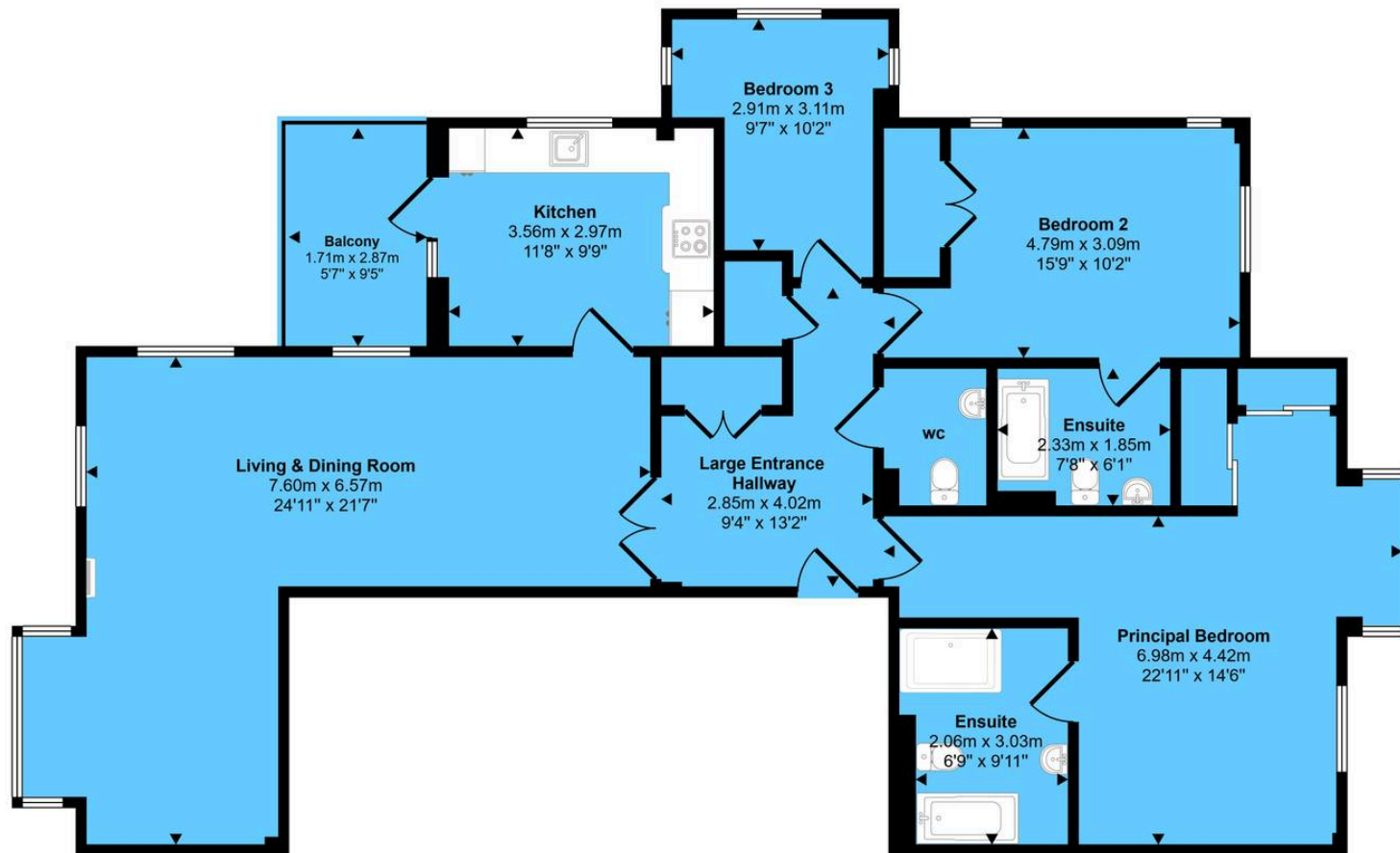
#### **INFORMATION FOR POTENTIAL BUYERS**

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  
123 sq m / 1322 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

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