



## Middlewood Close, Solihull

Guide Price £190,000





## PROPERTY OVERVIEW

This beautifully presented two bedroom apartment offers an exceptional opportunity for first-time buyers, investors, or those looking to downsize, and is ideally situated close to all local amenities and the town centre.

The property is accessed via a spacious entrance hallway, which provides ample storage space for coats, shoes, and belongings, ensuring a clutter-free and welcoming arrival. Stepping into the heart of the home, you will find a large dual aspect kitchen, living, and dining room, designed to maximise the abundance of natural light and create a bright, airy atmosphere. The kitchen area is thoughtfully appointed with ample work surfaces and fully integrated appliances (including oven, hob, fridge / freezer, and dishwasher), making it both practical and stylish for every-day living and entertaining.

Both bedrooms are generously sized, with the principal bedroom benefiting from a spacious ensuite shower room, offering a private retreat for relaxation. The second bedroom is highly versatile and could be easily adapted as a comfortable guest room, nursery, or home office to suit your lifestyle needs and is serviced via a large family bathroom.

The property is surrounded by well-maintained communal grounds, providing a lovely outlook from every window and enhancing the sense of space and tranquillity.

Additional features include allocated off road parking, which ensures convenience and peace of mind for residents.





The apartment is immaculately maintained throughout, with tasteful décor and high quality finishes, allowing you to move straight in and enjoy your new home. With its prime location, abundance of natural light, and practical layout, this apartment presents a rare opportunity to secure a stylish and comfortable home in a sought after area. Early viewing is highly recommended to fully appreciate all that this superb property 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



- Delightful Two Bedroom Apartment
- Beautifully Presented Throughout
- Abundance Of Natural Light
- Ideal For First-Time Buyers, Investors Or Downsizers
- Great Location Close To Local Amenities
- Dual Aspect Kitchen / Living / Dining Room
- Two Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Allocated Off Road Parking



**ENTRANCE HALLWAY**

**LIVING / DINING ROOM**

14' 7" x 12' 4" (4.44m x 3.75m)

**KITCHEN**

11' 10" x 7' 9" (3.60m x 2.37m)

**PRINCIPAL BEDROOM**

14' 11" x 10' 0" (4.55m x 3.05m)

**ENSUITE**

6' 11" x 6' 9" (2.10m x 2.05m)

**BEDROOM TWO**

12' 11" x 6' 9" (3.94m x 2.07m)

**BATHROOM**

7' 5" x 7' 0" (2.25m x 2.14m)

**TOTAL SQUARE FOOTAGE**

69.0 sq.m (740 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**ALLOCATED PARKING SPACE**

**COMMUNAL GARDENS**



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

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, washer/dryer, some carpets, some blinds, all light fittings and fitted wardrobes in both bedrooms.

#### **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Service charge - TBC. Ground rent - £268.32 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.

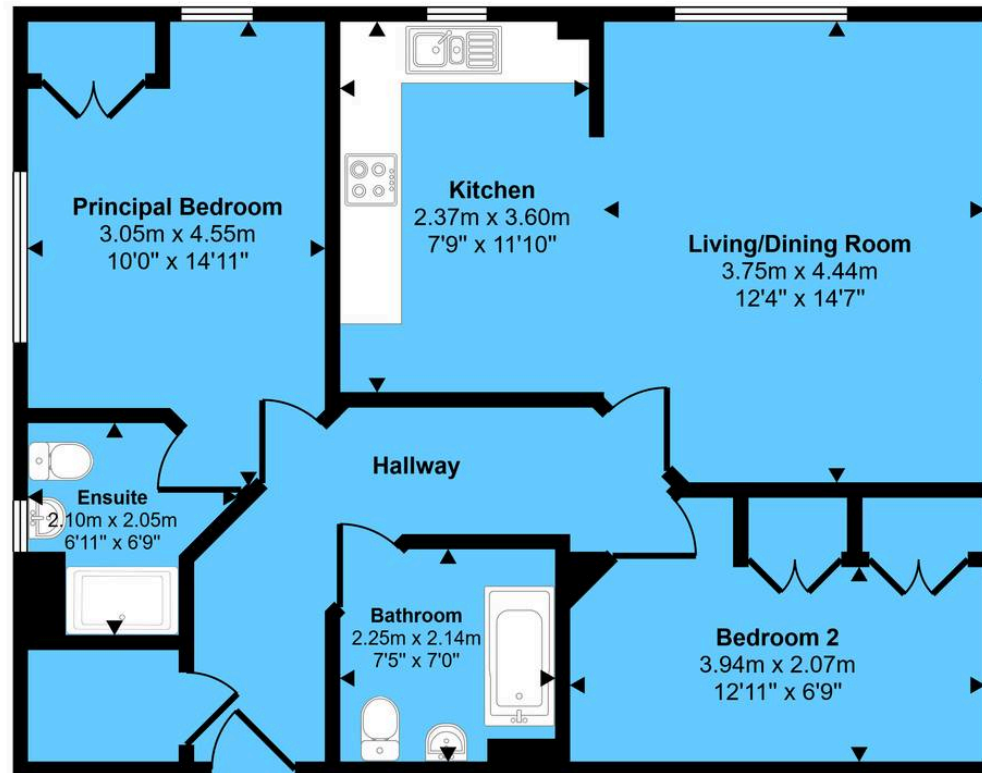
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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  
69 sq m / 740 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

