

1 Queens Court, Alderham Close

Solihull, B91 2PR





TWO BEDROOM GROUND FLOOR APARTMENT

- GATED DEVELOPMENT
- LOUNGE/DINING ROOM
- BREAKFAST KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- SECOND DOUBLE BEDROOM
- MAIN BATHROOM
- WELL PRESENTED COMMUNAL AREAS
- SHARE OF FREEHOLD
-
- SECURED LOCKED GARAGE

An extremely well presented two bedroom ground floor apartment within a gated development. This property is within easy walking distance of Solihull Town Centre. It briefly comprises of a lounge/dining room, breakfast kitchen, master bedroom with en-suite, a further double bedroom, and a bathroom. There is gas central heating throughout and double glazing. There is a garage and ample visitor parking. A leasehold property with a share of the freehold.



APPROACH

A private, gated development with a well maintained communal area and visitor parking.

HALLWAY

Doors leading to the lounge, bedrooms one and two and main bathroom.

LOUNGE

A stunning spacious bright room with double windows to the front and an electric fire and fireplace.

BREAKFAST KITCHEN

A spacious breakfast kitchen with windows to the rear and side. Amtico flooring, integrated washing machine and fridge/freezer. Induction hob with extractor fan above. Storage cupboards, double oven, built in microwave and a pull out larder.

BEDROOM ONE

Window to front, full length fitted wardrobes, door to en-suite.

EN-SUITE

Walk in shower, low level WC, sink and storage units, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO

A double sized room with a window to rear.

MAIN BATHROOM

Window to rear, tiled flooring with underfloor heating, fully tiled walls, walk in shower, low level WC, wash hand basin with storage units and a shaver socket.

COMMUNAL GARDENS

Well maintained communal gardens.

Share of Freehold: 977 years (at 2026)

Service Charge: £1,920 pa









Asking Price Of £340,000

TENURE:

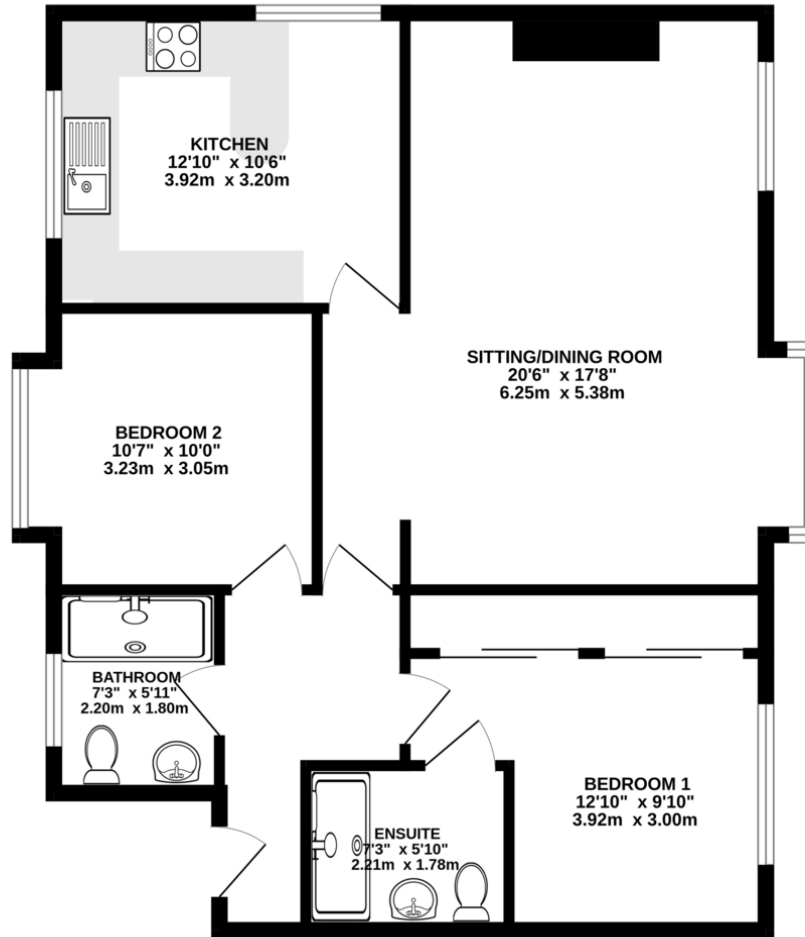
We have been advised by the seller that the property is Share of Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

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GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.

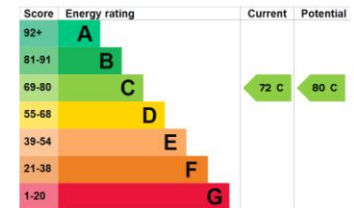


Floorplan – For identification purposes only

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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The graph shows this property's current and potential energy rating.