



5 ST. MARGARETS COURT, KINOTON GREEN ROAD, SOLIHULL, B92 7DZ

ASKING PRICE OF £155,000

EPC: C Council Tax Band: B



Ruxton are delighted to offer this spacious and very well presented two bedroom apartment situated within walking distance of Olton Train Station and available with no chain, making it ideal for first time buyers and investors. The accommodation briefly comprises: secure entrance lobby, stairs to apartment, spacious lounge, kitchen, two good sized bedrooms, bathroom, communal gardens, garage en-bloc, allocated parking.

- TWO BEDROOMS
- SPACIOUS LOUNGE
- CHAIN FREE
- IDEAL FOR FIRST TIME BUYERS
- WALKING DISTANCE TO LOCAL AMENITIES
- WALKING DISTANCE TO TRAIN STATION
- SHARE OF FREEHOLD
- GARAGE AND ALLOCATED PARKING

ENTRANCE HALL With storage cupboard.

SPACIOUS LOUNGE A light and spacious lounge, window to the rear.

KITCHEN A fully fitted kitchen with wall and floor units, gas hob and built in oven, space for fridge/freezer and washing machine. Sink and drainer, window to the side.

BEDROOM ONE Fitted wardrobes.

BEDROOM TWO

BATHROOM With bath and shower over, low level WC.

GARAGE EN-BLOC Ideal for storage and lock up.

COMMUNAL GARDENS Well maintained communal gardens.



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

Length of Lease: 146 years (at 2026)

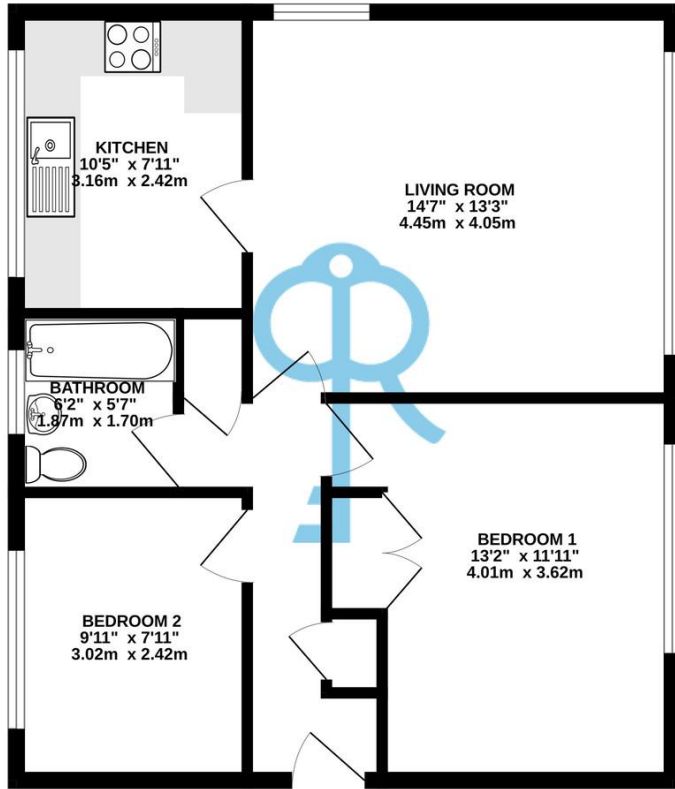
Service Charge: £1,900 pa



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)



FIRST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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