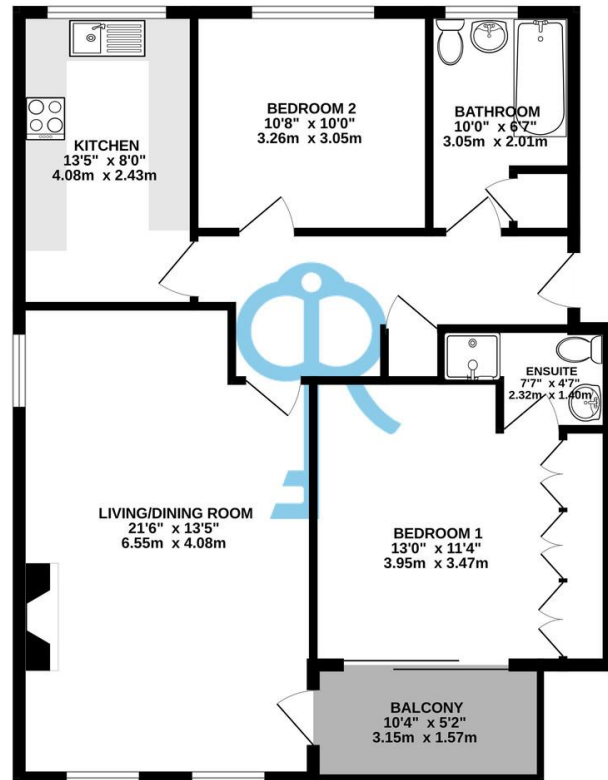




Floorplan Layout

GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

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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.

Alderwood Place, Princes Way, Solihull, B91 3HX

Asking Price Of £220,000

- Two-Bedroom Ground Floor Apartment
- En-suite Bathroom
- Close to Local Amenities
- Direct Outside Access
- Walking Distance to Solihull Town Centre and Local Amenities
- Car Parking





Alderwood Place, Princes Way, Solihull, B91 3HX

Asking Price Of £220,000

Property Description

A well-presented two-bedroom ground floor apartment with a private outside space offered to the market with no upward chain. Alderwood Place is a highly regarded development. The apartment offers spacious accommodation living just a short walking distance from Solihull Town Centre and its excellent amenities. Further benefits include parking, secure entry, master bedroom with en-suite and direct access to the balcony. Viewing is highly recommended to appreciate all on offer.

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.



COMMUNAL ENTRANCE HALL Accessed via a secure security entrance, the well-maintained communal entrance hall provides a welcoming approach.

ENTRANCE HALL A spacious hallway with a storage cupboard providing hanging space for coats and shoes.

LOUNGE/DINING AREA A generously proportioned dual aspect lounge with ample space for both relaxing and dining. The room features a charming brick surround with a gas fireplace, there is plenty of space for a dining table and doors provide direct access to outdoor space to blend indoor/outdoor living.

KITCHEN A good size fitted kitchen featuring a range of matching wall and base units. The kitchen incorporates a small breakfast bar creating a space for casual dining. There is space for a fridge/freezer, washing machine, free standing dishwasher and gas hob, stainless steel sink and drainer.

MASTER BEDROOM A spacious and exceptionally light bedroom benefitting from fitted wardrobes. Patio doors open directly onto the private balcony allowing plenty of light to flow. The bedroom benefits from a modern en-suite shower room.

BEDROOM TWO A larger than average second bedroom with fitted wardrobes.

BATHROOM A well-appointed bathroom with low level WC, wash hand basin, panelled bath with shower over and storage area.

COMMUNAL GARDENS Well maintained communal gardens.

Length of Lease: 145 years (at 2026)

Service Charge: £2,460 pa.

Ground Rent: £100 pa.



**To book a viewing
of this property:**

Email info@ruxtonproperty.co.uk

Call +44 (0)121 704 0100

