



New Road, Solihull

Offers Over **£130,000**





PROPERTY OVERVIEW

Introducing an exquisite opportunity to acquire a beautifully presented two-bedroom first-floor retirement apartment, exclusively reserved for those aged 60 and above. Nestled in a coveted central location within Solihull, this residence epitomises convenience, being a mere stone's throw away from a plethora of shops and local amenities.

Boasting stunning vistas overlooking the picturesque Solihull Malvern Park, this property has undergone a recent rejuvenation and modernisation under the attentive care of its current owners.

Upon entering, you are greeted by a welcoming and capacious entrance hallway that offers ample storage solutions. The dual-aspect living room captures natural light effortlessly and grants enchanting views of the verdant parklands.

The well-appointed fitted kitchen comes complete with integrated appliances, ensuring both style and functionality are at the forefront.

Two generously proportioned bedrooms provide comfortable sanctuaries, while the updated shower room caters to the needs of residents and guests alike.





Residents will appreciate the convenience of allocated parking, with the added benefit of a garage option, contingent on joining a waiting list. The installation of new double-glazed windows throughout enhances energy efficiency and elevates the overall aesthetic appeal of the residence.

This property, meticulously maintained and thoughtfully designed, is an ideal choice for those seeking a "lock up and leave" lifestyle, combining comfort, style, and ease of living in one unified package.

Don't miss this opportunity to secure a slice of tranquil retirement living in a desirable location. Book your viewing today and discover the charm and elegance that this Solihull abode affords.

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





- Two Bedroom First Floor Retirement Apartment
- For Over 60s Only
- Prime Location Close To All Local Amenities
- Perfect Lock Up & Leave
- Excellent Views Of Solihull Malvern Park
- Abundance Of Natural Light Throughout
- Dual Aspect Living Room
- Residents Parking & Option For Garage



ENTRANCE HALLWAY

LIVING ROOM

16' 0" x 10' 10" (4.87m x 3.30m)

KITCHEN

10' 10" x 6' 6" (3.29m x 1.98m)

PRINCIPAL BEDROOM

12' 5" x 10' 1" (3.79m x 3.07m)

BEDROOM TWO

12' 6" x 6' 9" (3.81m x 2.07m)

SHOWER ROOM

6' 5" x 5' 3" (1.96m x 1.59m)

TOTAL SQUARE FOOTAGE

59.0 sq.m (635 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED PARKING



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds and some light fittings.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTC (fibre to the cabinet). Service charge - £3,600 pa. Ground rent - nil.

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.

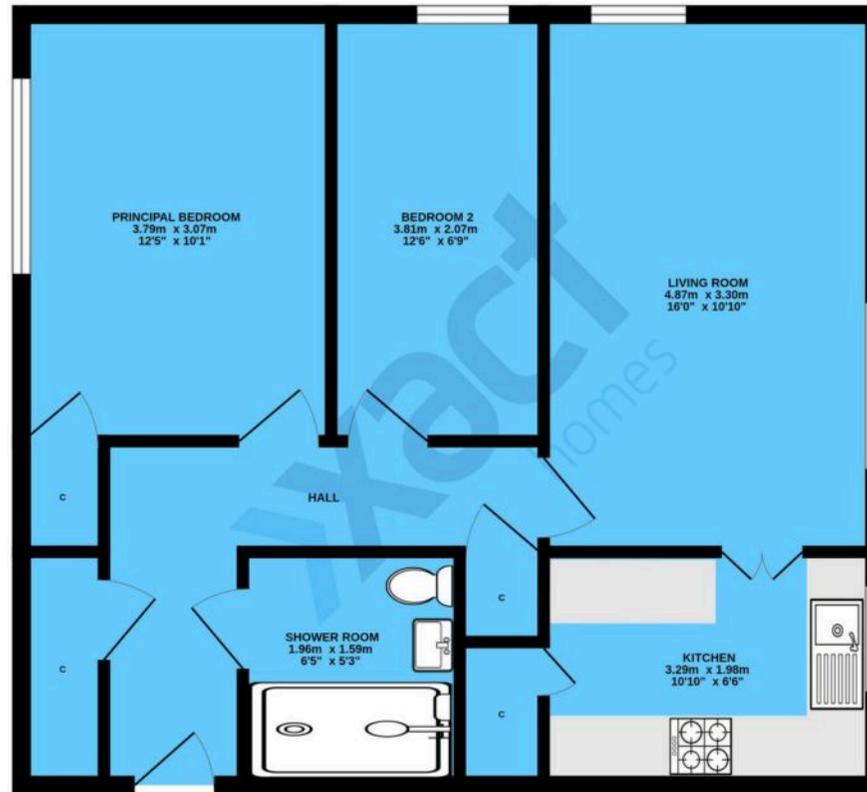
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

1ST FLOOR



TOTAL FLOOR AREA - 59.0 sq.m. (635 sq.ft.) 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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