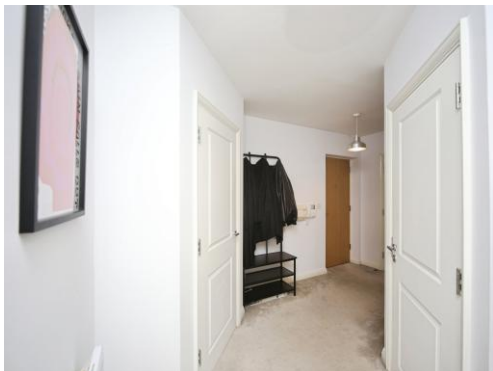




Union Road, Solihull

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Property Description

A well-presented apartment in a prime Solihull location

Situated on Union Road, just a short walk from Solihull town centre, Union Road offers convenient, modern living in a highly sought-after location.

The apartment is thoughtfully laid out and benefits from a bright and comfortable living space, ideal for first-time buyers, professionals, or investors alike. The accommodation briefly comprises a welcoming entrance hallway, a well-proportioned living area, a fitted kitchen, a comfortable bedroom with built in storage, and a well-appointed modern bathroom.

Parking also provides peace of mind thanks to the secure underground parking space the apartment is afforded.

Positioned close to a wide range of local amenities, the property enjoys excellent access to Touchwood Shopping Centre, independent shops, cafés, bars, and restaurants. For commuters, Solihull Train Station provides direct links to Birmingham, London Marylebone, and beyond, while the nearby road network offers easy access to the M42 and M40.

This apartment represents an excellent opportunity to acquire a home or investment in one of Solihull's most convenient and desirable residential locations.

Early viewing is highly recommended to appreciate the location and accommodation on offer.

Entrance Hall

Ceiling light points, wall mounted radiator, two storage cupboards, video door intercom.

Open Plan Kitchen/Living Room

25' 7" max x 13' 9" max (7.80m max x 4.19m max)
Double glazed bay window to rear aspect, ceiling light points in living area, downward spotlights in open plan kitchen, TV/Aerial point, wall mounted radiator, Breakfast island with integrated storage drawers and cupboards. Integrated oven with integrated hob and overhead extractor, integrated fridge/freezer, plumbing for Washing machine and dishwasher, worktop incorporating sink with wall and base units for additional storage.

Bedroom

13' 1" max x 9' 3" max (3.99m max x 2.82m max)
Double glazed to rear with door opening to Juliette balcony, built in double wardrobe and additional single cupboard for storage, wall mounted radiator, ceiling light point.

Bathroom

7' 11" max x 6' 7" max (2.41m max x 2.01m max)
Tiled to wall, downward spots in ceiling, WB, WC, bath with overhead shower and screen, mirrored storage cupboard, wall mounted heat towel rail, isolator switch for extractor fan.

Underground Parking

Accessible via private road on apartment grounds, parking allocated to one space with guest parking outside.









2nd Floor

Total floor area 80.8 m² (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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29 High Street
 SOLIHULL B91 3SN

EPC Rating: C Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SOL206368

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SOL206368 - 0004