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Alderwood Place, 28 Princes Way, Solihull, B91 3HX

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By Auction £147,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £147,000 * BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS
Situated within the highly sought-after Alderwood Place development, this spacious two-bedroom, two-bathroom apartment offers well-proportioned accommodation in a prime central Solihull location. Perfect for downsizers seeking low-maintenance living or first-time buyers looking for a home within walking distance of Solihull town centre and railway station, the property also benefits from the rare advantage of two garages, providing excellent storage space.

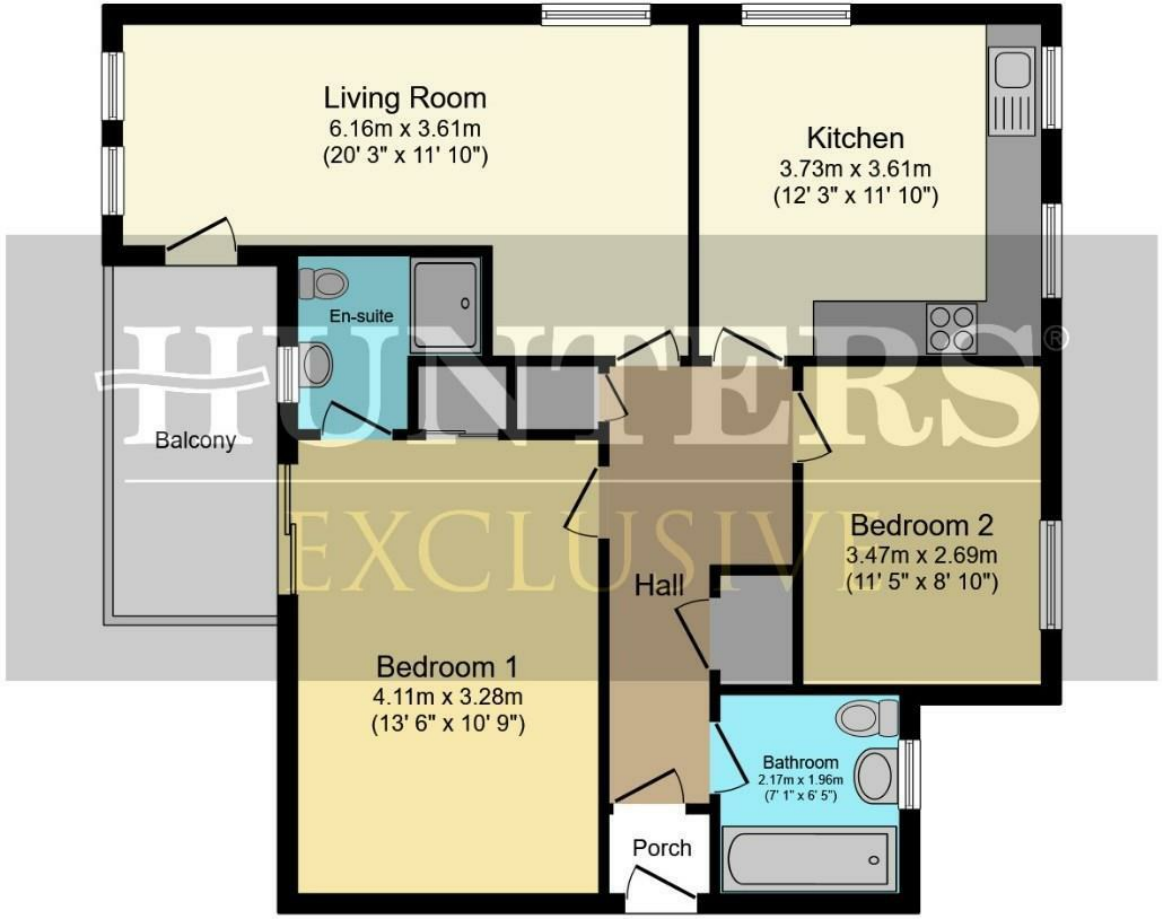
The accommodation comprises a welcoming entrance hall leading to a generous living room, offering ample space for both seating and dining areas. The spacious kitchen is fitted with an extensive range of units, providing plenty of storage and worktop space for everyday living.

Both bedrooms are generously proportioned, with the impressive principal bedroom benefiting from fitted wardrobes and a private en-suite shower room. A well-appointed family bathroom serves the second double bedroom, making the apartment ideal for guests or those seeking versatile accommodation.

Externally, residents can enjoy beautifully maintained communal gardens to the rear of the development, providing a peaceful setting to relax and unwind. With secure communal areas, visitor parking and the convenience of Solihull town centre and railway station within walking distance, this superb apartment offers an excellent opportunity for professionals, first-time buyers and downsizers alike.

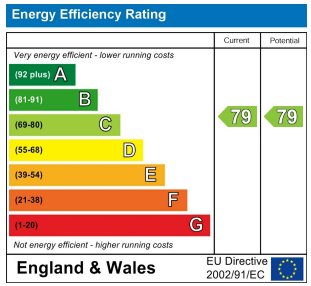
Early viewing is highly recommended to appreciate the space and enviable location on offer.

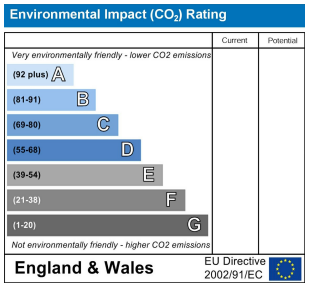
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Total floor area 76.3 sq.m. (821 sq.ft.) approx

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.focalagent.com





Location
Alderwood Place enjoys a prime position within one of Solihull's most sought-after central locations, offering the perfect balance of convenience and connectivity. Situated just a short walk from Solihull Town Centre, residents have easy access to the renowned Touchwood Shopping Centre, together with an excellent selection of restaurants, cafés, bars, leisure facilities, supermarkets and everyday amenities.

The area is particularly popular with families and working professionals due to its proximity to Solihull Railway Station and a number of highly regarded schools, including St Alphege Infant and Junior School, Tudor Grange Academy, St Peter's Catholic School and the prestigious independent Solihull School. Solihull Sixth Form College and Solihull College & University Centre are also within easy reach.

For commuters, Solihull Railway Station is within walking distance and provides direct services to Birmingham Moor Street, Birmingham Snow Hill and London Marylebone. Excellent road links via the A41, M42, M40 and M6 provide convenient access to Birmingham City Centre, the NEC, Birmingham International Airport and Railway Station.

Recreational facilities are plentiful, with Tudor Grange Park and Leisure Centre close by, offering swimming pools, tennis courts, athletics facilities and extensive open green spaces. Regular bus services operate throughout the area, making Alderwood Place an ideal location for professionals, families and downsizers seeking easy access to everything Solihull has to offer.

Living Room
20'3 x 11'10

Kitchen
12'3 x 11'10

Bedroom One
13'6 x 10'9

Bedroom Two
11'5 x 8'10

Bathroom
7'1 x 6'5

Tenure
The Agent understands that the property is Leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

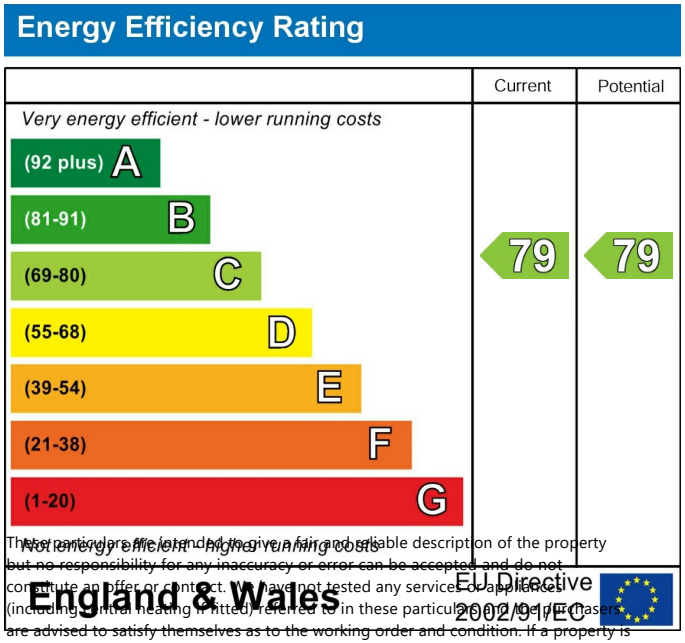
Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

AML Checks
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.



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