



PARKLANDS, BLOSSOMFIELD ROAD, SOLIHULL, B91 1NG
ASKING PRICE OF £310,000

xact
homes

➤X Within Walking Distance To Solihull Town Centre

➤X Two Bedroom Spacious Flat

➤X Immaculately Maintained & Decorated

➤X 'L' Shaped Living/Dining Room

➤X Luxury Fitted Kitchen

➤X Two Double Bedrooms

➤X Luxury Fitted Bathroom

➤X Garage

➤X Communal Gardens

PROPERTY OVERVIEW

Situated within easy walking distance to Solihull town centre, a fantastic opportunity to purchase this impressive two bedroom spacious flat which has been immaculately maintained and decorated throughout. This property benefits from gas central heating, double glazing and has the added attraction of having a luxury fitted kitchen and bathroom. This flat has 43 years left remaining on the lease and briefly comprises of: communal entrance hall with staircase and lift, entrance hall, spacious living/dining room, luxury fitted kitchen, two double bedrooms with fitted wardrobes, luxury bathroom, garage and communal gardens.

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX

Band D

TENURE

Leasehold - 43 years remaining

SERVICES

Mains gas, electricity and sewers

BROADBAND

BT

SERVICE CHARGE

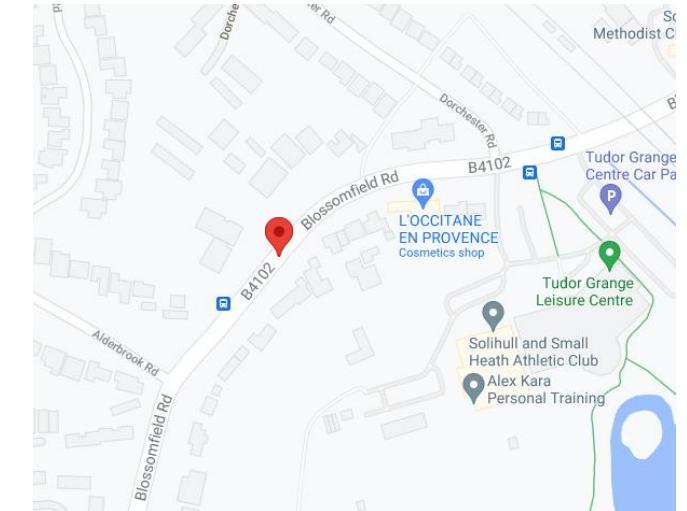
£2,400 pa

GROUND RENT

£30 pa

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms and electric garage door



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

VIA STAIRCASE OR LIFT

ENTRANCE HALL

LIVING/DINING ROOM

22' 3" x 21' 3" (max) (6.80m x 6.50m)

KITCHEN

9' 10" x 8' 10" (3.00m x 2.70m)

BEDROOM ONE

16' 4" x 12' 1" (max) (5.00m x 3.70m)

BEDROOM TWO

13' 1" x 8' 10" (max) (4.00m x 2.70m)

BATHROOM

9' 10" x 8' 2" (3.00m x 2.50m)

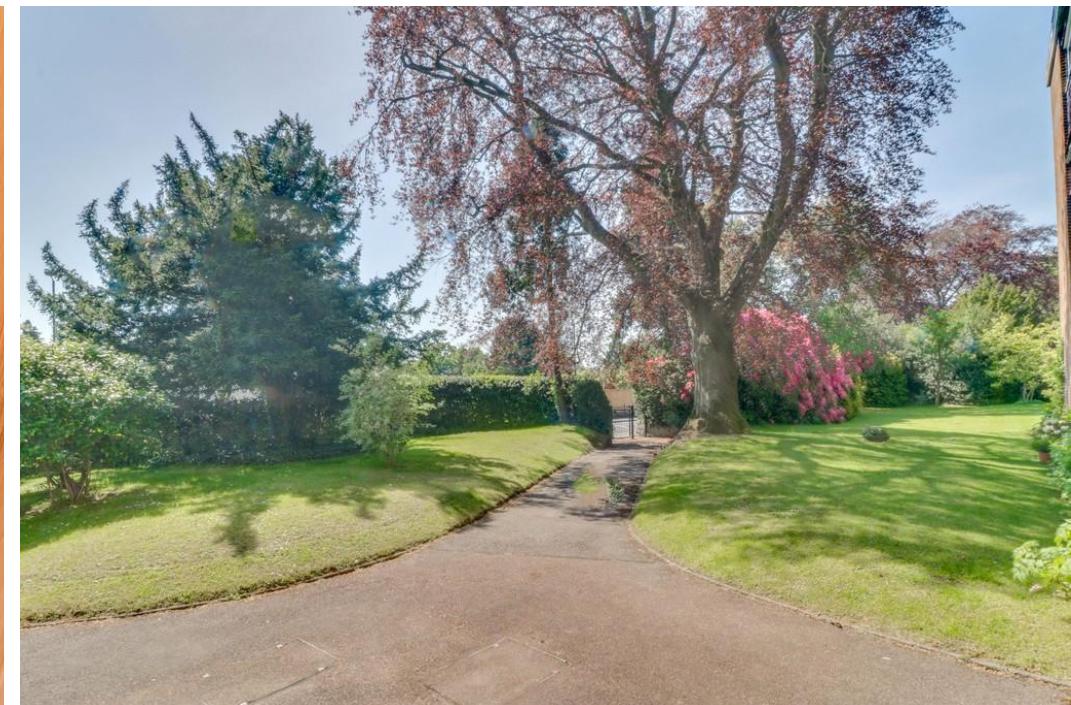
OUTSIDE THE PROPERTY

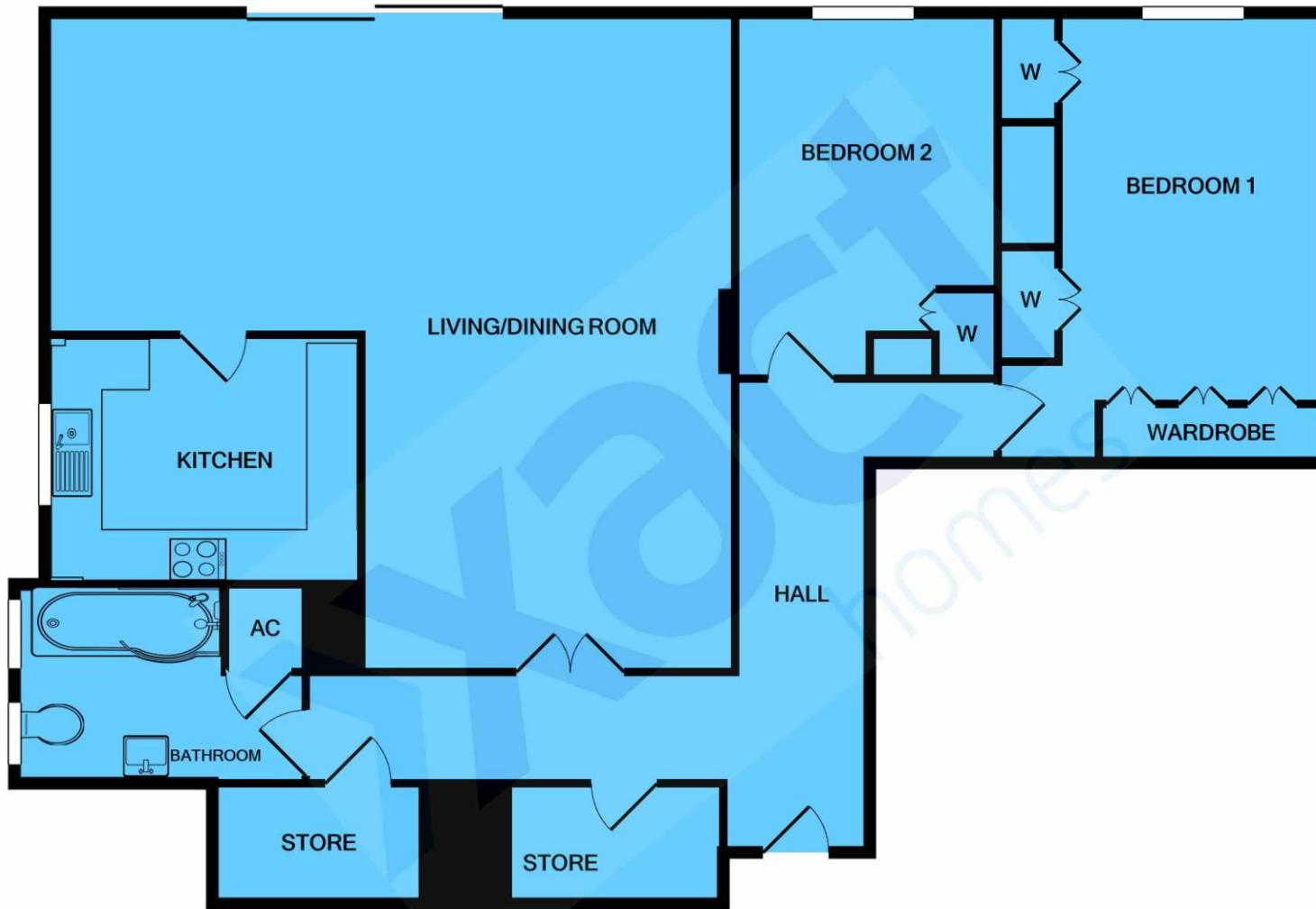
SINGLE GARAGE

COMMUNAL GARDENS

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.







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.

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