



smarthomes

## Collingtree Court

Solihull, B92 7HU

- An Extremely Well Presented Second Floor Apartment
- Two Good Size Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen

**£175,000**

EPC Rating '78'





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is set back from the main Warwick Road behind secure gates and is set within well maintained communal gardens. There is access to a covered allocated parking space, ample visitors parking and a secure communal door leading into a communal hallway with stairs rising to the second floor



### **Entrance Hallway**

With two ceiling light points, radiator, storage cupboard housing a wall mounted gas central heating boiler, further storage cupboard, loft access and door leading off to



### **Spacious Lounge/Diner**

24' 7" x 10' 9" (7.5m x 3.3m) With three UPVC double glazed windows, two wall mounted radiators, three ceiling light points, electric log burner style fire and opening to



### **Fitted Kitchen**

9' 2" x 8' 10" (2.8m x 2.7m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor fan over and oven below. Space and plumbing for washing machine, tiling to splash back areas, radiator, ceiling light point and a double glazed window

### **Bedroom One**

15' 5" x 9' 6" (4.7m x 2.9m) With double glazed French doors with a Juliet balcony, further double glazed window, radiator and ceiling light point



### Bedroom Two

9' 6" x 8' 6" (2.9m x 2.6m) With double glazed French doors with a Juliet balcony, radiator and ceiling light point

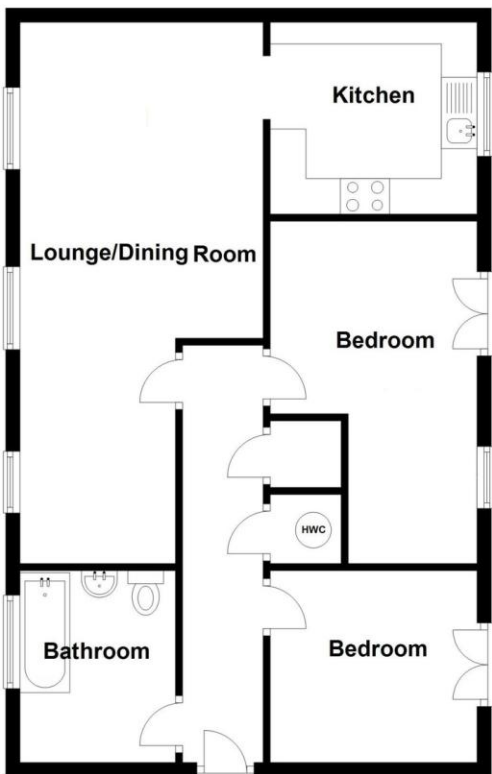
### Modern Bathroom

7' 6" x 6' 10" (2.3m x 2.1m) Being fitted with a modern white suite comprising of a panelled bath with electric shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Built in vanity cupboard with spotlights, tiling to splash prone areas, laminate flooring, ceiling light point and an obscure double glazed window



### Tenure

We are advised by the vendor that the property is leasehold with approx. 108 years remaining on the lease, a service charge of approx. £1,800 per annum and a ground rent of approx. £150 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements