



smart homes

- A Beautifully Presented Ground Floor Apartment
- Two Good Size Bedrooms
- Two Garages & A Share Of The Freehold
- Spacious Lounge Diner & Breakfast Kitchen
- Modern Family Shower Room
- Town Centre Location Within Walking Distance To Malvern Park
- Outstanding Catchment Schools

Cedarhurst

Park Road, Solihull, B91 3SU

£285,000

EPC Rating '70'

Council Tax Band D





Property Description

A beautifully presented ground floor apartment in a convenient location within walking distance of Solihull Town Centre, Brueton Park & Malvern Park, benefitting from a share of the freehold, outstanding catchment schools, spacious lounge diner, two good size bedrooms, modern shower room, breakfast kitchen, two garages and manicured communal gardens.

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.





Communal Entrance Hall

Entered via secure intercom system

Hallway

With wall lighting, useful storage cupboard, radiator, coving to ceiling and doors leading off to



Spacious Lounge Diner

20' 5" x 16' 3" (6.22m x 4.95m) With two double glazed windows, wall lighting, radiator, coving to ceiling and electric fireplace with marble effect hearth and decorative surround



Breakfast Kitchen

12' 10" x 10' 6" (3.91m x 3.2m) Being fitted with a range of wall, drawer and base units, complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, space and plumbing for washing machine and tumble dryer, space for fridge freezer, cupboard housing boiler, breakfast bar seating area, double glazed window, radiator, ceiling light point and coving to ceiling

Bedroom One

12' 9" x 9' 11" plus wardrobes (3.89m x 3.02m) With double glazed window, radiator, ceiling light point, coving to ceiling and a range of fitted furniture



Bedroom Two

10' 0" x 9' 9" (3.05m x 2.97m) With double glazed window, radiator, coving to ceiling and ceiling light point



Modern Shower Room

Being fitted with a three piece white suite comprising corner shower cubicle with thermostatic shower, WC with enclosed cistern and vanity wash basin with built-in cupboards, obscure double glazed window, tiling to walls, radiator and ceiling light point

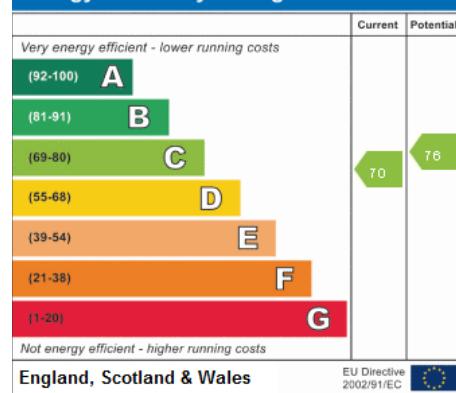
Outside

Benefiting from well maintained mature communal gardens, visitor parking and two garages located in separate blocks

Tenure

We are advised by the vendor that the property has a share of the freehold with 955 years remaining on the lease, a service charge of approx. £1,536 per annum and a peppercorn ground rent on the garages, 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 Nigel Hedges

Energy Efficiency Rating



316 Stratford Road
Shirley
Solihull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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