



smarthomes

## Old Warwick Court

Old Warwick Road, Solihull, B92 7JT

- A Beautifully Presented Second Floor Apartment
- Two Good Size Bedrooms
- Modern Re-Fitted Shower Room
- Extended Lease

**£175,000**

EPC Rating - 41

Current Council Tax Band - B







## 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 accessed by a secure communal entrance door leading into a well maintained communal hallway. Stairs rise to the second floor where you will find a a composite front door leading into

### **Entrance Hallway**

With ceiling light point, intercom system, two useful storage cupboards and door leading off to



### **Spacious Lounge/Diner**

16' 4" x 10' 5" (5m x 3.2m) With a UPVC double glazed tilt and turn window, wall mounted electric heater, coving to ceiling and ceiling light point

### **Modern Fitted Kitchen**

11' 9" x 6' 2" (3.6m x 1.9m) 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. Space for freestanding electric cooker, space and plumbing for washing machine, tiling to splash back areas, ceiling light point and a double glazed window

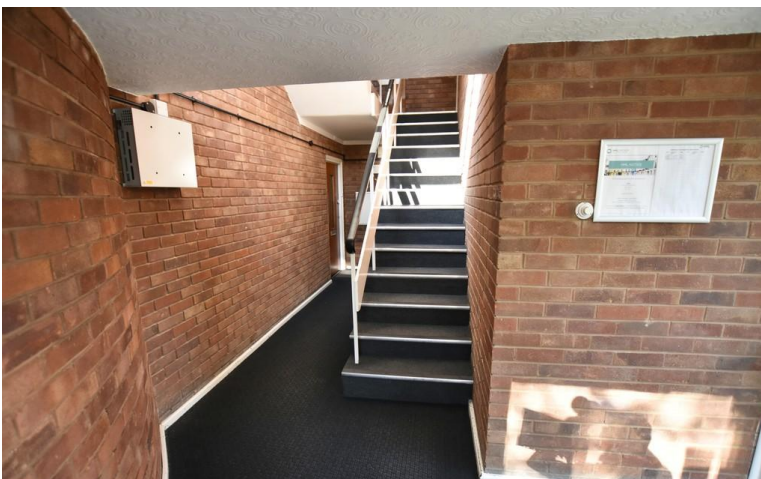


### **Bedroom One**

15' 5" x 10' 5" (4.7m x 3.2m) With double glazed window, wall mounted electric heater, ceiling light point, coving to ceiling and fitted wardrobes

### **Bedroom Two**

10' 2" x 8' 6" (3.1m x 2.6m) With double glazed window, wall mounted electric heater, ceiling light point and fitted wardrobes







### Re-fitted Shower Room

8' 2" x 5' 2" (2.5m x 1.6m) Being re-fitted with a three piece white suite comprising a walk in shower enclosure with electric shower, low flush WC and vanity wash hand basin. Obscure double glazed window, LED mirror, complementary tiling to walls and floor, electric ladder style radiator and ceiling light point

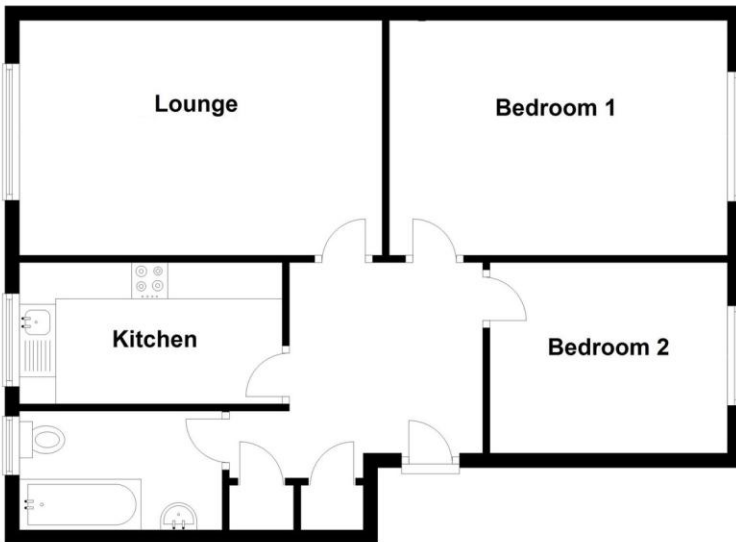


### External

The property further benefits from a garage in a separate block behind secure gates with CCTV and well maintained communal gardens

### Tenure

We are advised by the vendor that the property is leasehold with approx. 900 years remaining on the lease, a service charge of approx. £1,300 per annum and no ground rent payable 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. Current council tax band - B



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>		69
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	
(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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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.