



Warwick Road, Solihull

Guide Price £215,000







#### PROPERTY OVERVIEW

Situated at the heart of Solihull Town Centre, an ideal opportunity to purchase this spacious second floor two bedroom flat, which must be viewed internally to be appreciated. The property would be ideal for a first time purchaser or investor and benefits from gas central heating, double glazing, a newly installed Worcester Gas boiler with Nest controls and briefly comprises of: entrance hall, large lounge/dining room, breakfast/kitchen, two double bedrooms, 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.







Council tax band: G

Tenure: Leasehold

- In The Heart Of Solihull Town Centre
- Long Lease
- No Upward Chain
- Spacious Two Bedroom Second Floor Flat
- Early Viewing Essential
- Spacious Accommodation
- Large Lounge/Dining Room
- Garage
- Communal Gardens

#### **ENTRANCE HALL**

#### **KITCHEN**

11' 6" x 8' 11" (3.51m x 2.73m)

#### **UTILITY ROOM**

5' 1" x 3' 6" (1.56m x 1.06m)

#### **LOUNGE/DINING ROOM**

21' 6" x 11' 6" (6.55m x 3.51m)

#### **INNER HALL**

7' 1" x 6' 11" (2.17m x 2.11m)





**BEDROOM ONE**

13' 5" x 12' 2" (4.09m x 3.71m)

**BEDROOM TWO**

11' 7" x 8' 11" (3.52m x 2.72m)

**BATHROOM**

6' 5" x 5' 11" (1.95m x 1.8m)

**WC**

5' 10" x 2' 10" (1.78m x 0.86m)

**OUTSIDE THE PROPERTY****COMMUNAL GARDENS****GARAGE****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher and all carpets.

**ADDITIONAL INFORMATION**

Services: mains gas, electricity and mains sewers.

**MONEY LAUNDERING REGULATIONS**

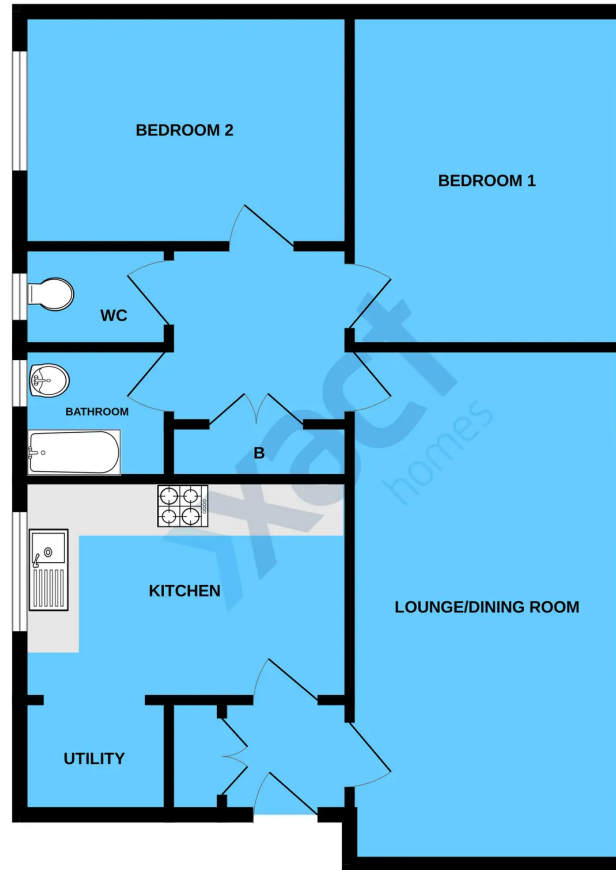
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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