



Warwick Road, Solihull

Guide Price £550,000



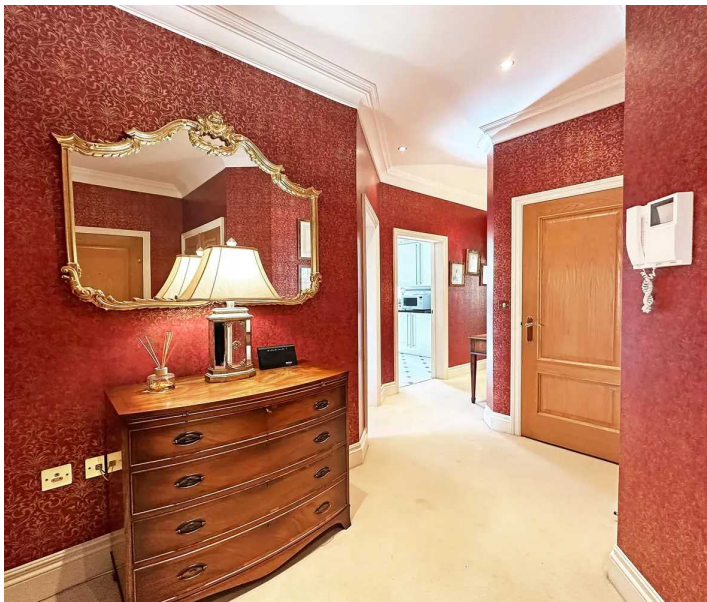


Warwick Road

Solihull |

PROPERTY OVERVIEW

Located on a prime road of Solihull within easy walking distance to all local amenities and town center is this beautifully presented two bedroom first floor apartment with an abundance of character throughout. Set behind a secure gated driveway with ample parking for multiple vehicles the property is accessed via a welcoming communal entrance with lift access to all floors. Upon entering the apartment you are greeted by an impressive entrance hallway leading through to a magnificent living room with ornate fireplace and a bay window providing views of the rear garden. The remainder of the apartment is made up of: a generously sized fitted kitchen with integrated appliances and space for a dining table; a large formal dining room; a principal bedroom with an ensuite with both walk-in shower and bath; a second double bedroom serviced by a Jack and Jill bathroom. Outside the property enjoys a well maintained communal rear garden and a single garage in a separate block. To view this excellent property call Xact Homes today on 0121 712 6222.



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



COMMUNAL ENTRANCE

COMMUNAL HALL

LIVING ROOM

19' 2" x 15' 1" (5.85m x 4.6m)

DINING ROOM

12' 6" x 13' 0" (3.81m x 3.97m)

BREAKFAST/KITCHEN

15' 11" x 13' 7" (4.86m x 4.13m)

PRINCIPAL BEDROOM

14' 5" x 11' 1" (4.39m x 3.39m)

ENSUITE WITH WALK IN SHOWER

11' 0" x 7' 10" (3.36m x 2.4m)

BEDROOM TWO

11' 8" x 8' 1" (3.55m x 2.47m)

JACK N JILL BATHROOM

6' 2" x 3' 3" (1.87m x 1m)

OUTSIDE THE PROPERTY

COMMUNAL NORTH EAST REAR GARDEN

SINGLE GARAGE

ITEMS INCLUDED IN THE SALE

Free standing cooker, integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, tumble dryer, all carpets, fitted wardrobes in both bedrooms, CCTV and electric garage door

ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers. Broadband: Talk Talk

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.





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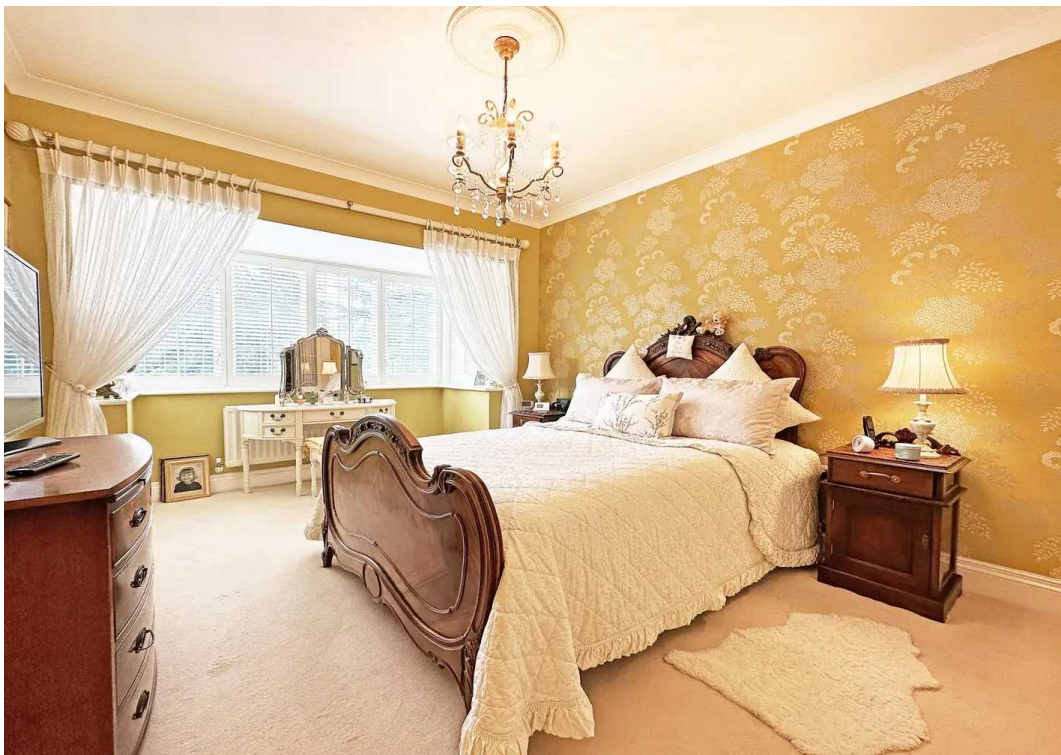
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GROUND FLOOR



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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