



Canterbury Place, Scott Road, Solihull

Guide Price £220,000



PROPERTY OVERVIEW

Situated on an attractive mews development built in 2007, a fantastic opportunity to purchase the largest two bedroom fabulously maintained to a high specification property which would be ideal for a first time purchaser or investor. This property is offered to the market with NO UPWARD CHAIN. This property has been immaculately maintained and benefits from gas central heating, double glazing and has the added attraction of a recently fitted kitchen. This mews has it's own private car park space, the property also has its own allocated parking and a communal garden to the front. The accommodation briefly comprises of: a spacious entrance hall with rooms off to a guest cloakroom with downstairs WC, lounge and stairs going to the first floor. We have a luxury fitted kitchen, two large bedrooms, Jack 'n' Jill bathroom, allocated parking 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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold



- Two Bedroom Muse
- NO UPWARD CHAIN
- Ideal For A First Time Purchaser Or Investor
- Immaculately Maintained
- Brand New Luxury Fitted Kitchen
- Lounge
- Jack 'n' Jill Style Bathroom
- Allocated Parking
- Communal Gardens



LARGE ENTRANCE HALL WITH ROOMS AND STAIRS OFF

DOWNSTAIRS WC

LOUNGE

16' 7" x 14' 8" (5.06m x 4.48m)

KITCHEN

12' 3" x 6' 11" (3.74m x 2.11m)

FIRST FLOOR

BEDROOM ONE

18' 3" x 12' 2" (5.57m x 3.7m)

JACK 'N' JILL BATHROOM

7' 0" x 6' 7" (2.14m x 2.01m)

BEDROOM TWO

10' 11" x 8' 3" (3.33m x 2.52m)

OUTSIDE THE PROPERTY

ALLOCATED PARKING SPACE

COMMUNAL GARDENS





ITEMS INCLUDED IN THE SALE

New fully refurbished high spec Kitchen with integrated appliances: electric oven / grill, gas hob, extractor fan, washer dryer (October 2022), dishwasher, with free standing fridge freezer. New flooring in Kitchen & Bathroom/ Cloakroom, all carpets and blinds, floor standing wardrobes including triple in main & double in bedroom two and large storage cupboard in the lounge under the stairs. Construction year 2007. Heating system (2018) Allocated parking, private carpark space & visitors parking.

ADDITIONAL INFORMATION

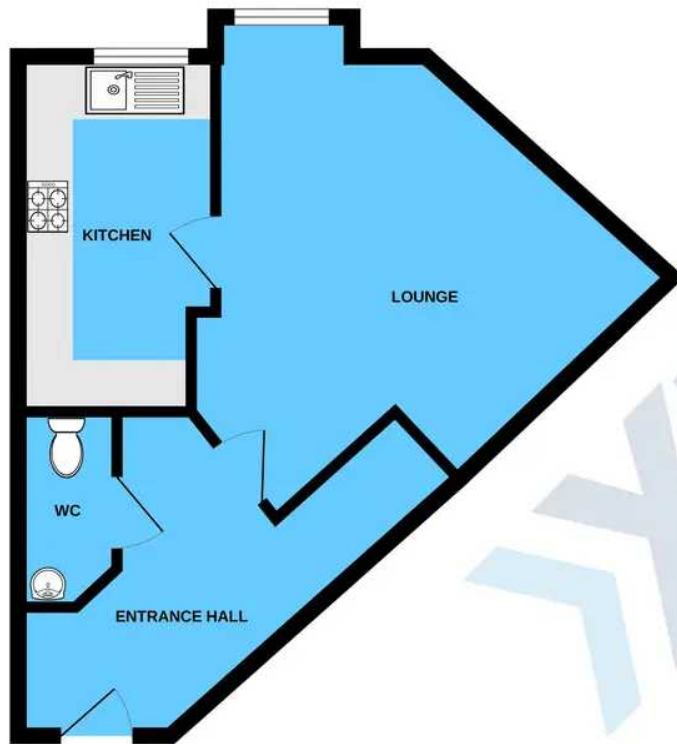
Services - water meter, mains gas, electricity and sewers. Broadband - Vodaphone. Loft space - boarded with lighting. Maintenance charge - £500 pa. Baxi gas boiler less than 5 years old. In Warranty: Oven & gas hob in warranty to 2026 5 years parts, 2 years labour & parts June 2023. Washer dryer October 2024 labour & parts.

MONEY LAUNDERING REGULATIONS

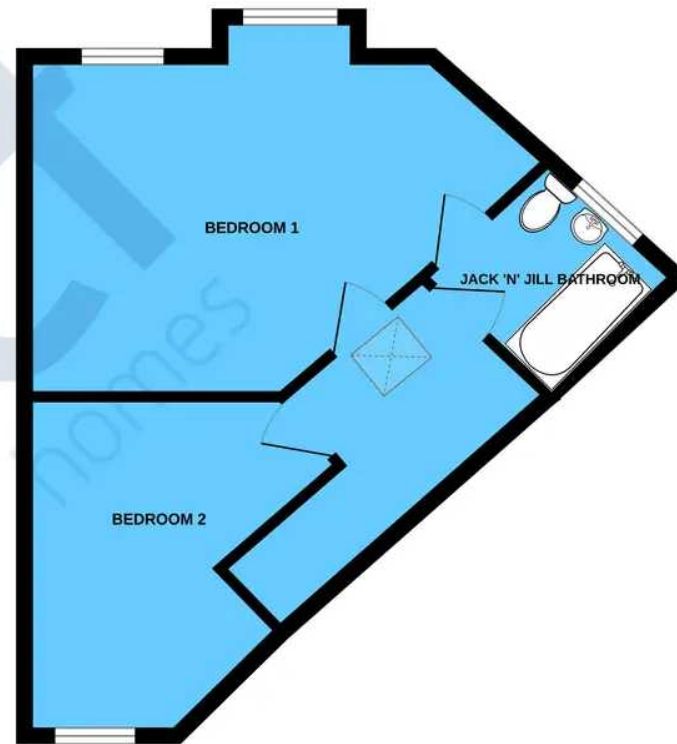
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST 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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