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Rocksborough House

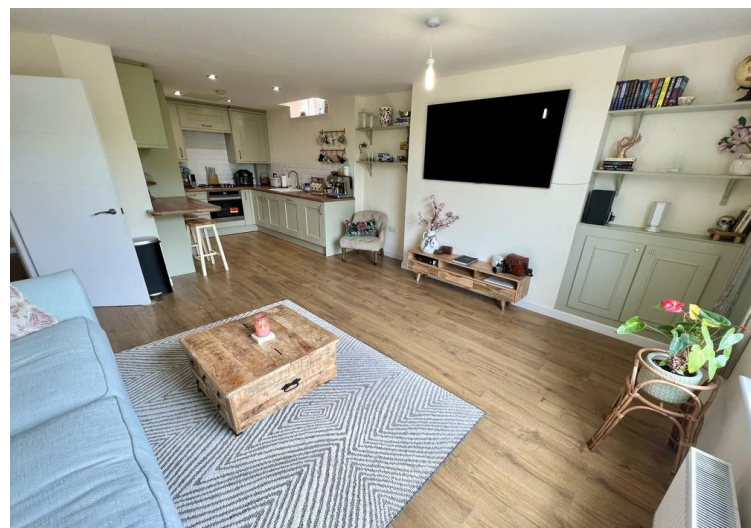
Warwick Road, Solihull, B92 7GA

- An Extremely Well Presented First Floor Apartment
- Open Plan Lounge/Re-Fitted Kitchen/Diner
- Two Double Bedrooms
- Modern Bathroom

OIRO £185,000

EPC Rating - 83

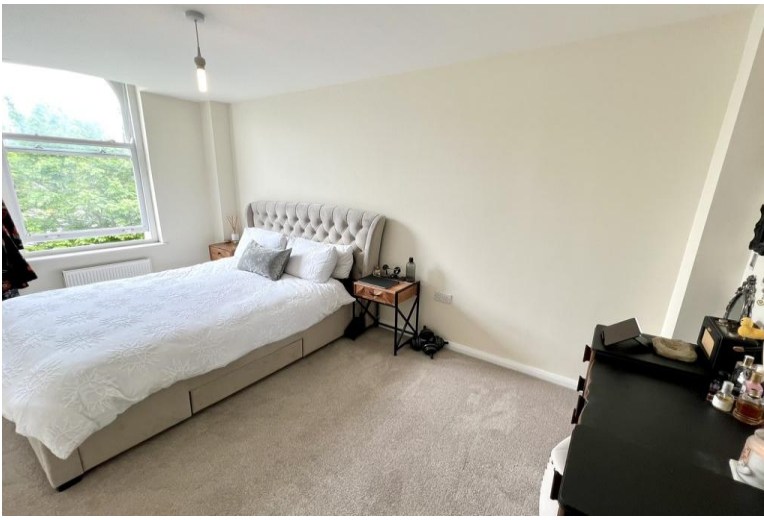
Current Council Tax Band - B





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 set back from the road behind a well maintained communal lawn with a pathway leading to a secure communal access door. The communal hallway has stairs and lift access to all floors, and on the first floor you will find a private Oak front door leading into

Entrance Hallway

With ceiling spot lights, laminate flooring, useful storage cupboard and door leading off to



Open Plan Lounge/Kitchen/Diner

Lounge/Diner to Front

14' 5" x 14' 1" (4.4m x 4.3m) With a hardwood framed double glazed window to front elevation, wall mounted radiator, two ceiling light points, laminate flooring, bespoke fitted storage and shelving and access to



Re-Fitted Kitchen

9' 6" x 8' 2" (2.9m x 2.5m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a ceramic Belfast style sink with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated fridge/freezer, washing machine and dishwasher and a concealed wall mounted gas central heating boiler. Breakfast bar, tiling to splash back areas, laminate flooring, ceiling spot lights and a high level hardwood framed double glazed window to the side aspect



Bedroom One to Front

15' 1" x 8' 10" (4.6m x 2.7m) With a hardwood framed double glazed window to front elevation, radiator and ceiling light point



Bedroom Two to Side

13' 1" x 10' 2" (4m x 3.1m) With a hardwood framed double glazed window to side elevation and ceiling light point

Modern Bathroom

8' 2" x 6' 6" (2.5m x 2m) Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor and ceiling spot lights

External

The property further benefits from two allocated parking spaces and well maintained communal gardens

Tenure

We are advised by the vendor that the property is leasehold with approx. 139 years remaining on the lease, a service charge of approx. £2,400 per annum and a ground rent of approx. £360 per annum 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 Hodges. Current council tax band - B



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 83 | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

316 Stratford Road
Shirley
Salford
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. 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.