



Cedarhurst Park Road, Solihull

Guide Price £275,000



Cedarhurst Park Road

Solihull

PROPERTY OVERVIEW

Situated in a most sought after location within a 2 minute walk of Solihull Town Centre and Brueton Park enjoying over 130 acres of park land literally on your doorstep. This apartment, benefitting from a closed upward chain, would suit a mix of age groups, has a share of the Freehold, benefits from gas central heating, double glazing and briefly comprises of:- communal entrance hall, reception hall, lounge/dining room, kitchen, two bedrooms, bathroom, separate wc, separate garage and communal gardens.

Tenure: Share of Freehold



- 2 Minutes Walk Of Solihull Town Centre
- First Floor Apartment
- Close Upward Chain
- Double Glazed
- Gas Central Heating
- Walking Distance Of Brueton & Malvern Park
- Spacious Lounge/Dining Room
- Fitted Kitchen



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.

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.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and water





GROUND FLOOR

COMMUNAL ENTRANCE HALL

FIRST FLOOR

APARTMENT NO 23

RECEPTION HALL

7' 7" x 6' 8" (2.32m x 2.03m)

LOUNGE/DINING ROOM

20' 5" x 17' 11" (6.22m x 5.47m)

BREAKFAST KITCHEN

12' 10" x 10' 8" (3.90m x 3.25m)

BEDROOM ONE (REAR)

12' 10" x 12' 0" (3.90m x 3.66m)

BEDROOM TWO (FRONT)

10' 4" x 9' 8" (3.16m x 2.95m)

BATHROOM

5' 5" x 4' 10" (1.65m x 1.48m)

SEPARATE WC

5' 5" x 2' 5" (1.65m x 0.73m)

OUTSIDE

GARAGE NO 22

COMMUNAL GARDENS







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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