



smarthomes

Rocksborough House

Warwick Road, Solihull, B92 7GA

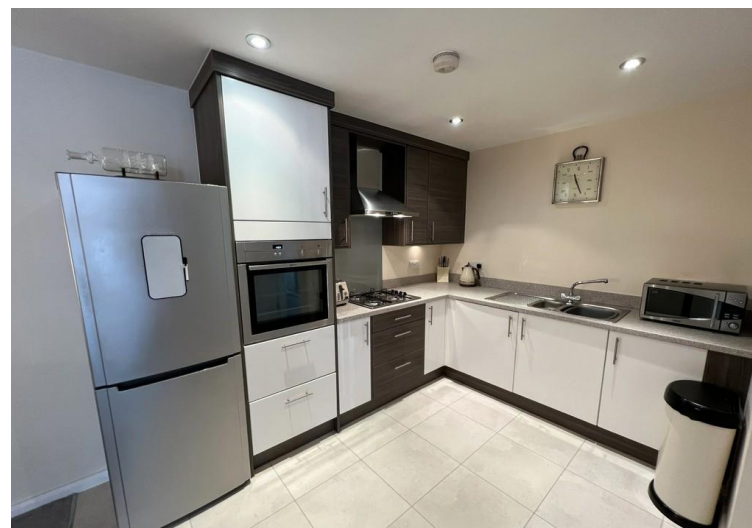
- A Spacious & Well Presented Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Modern Kitchen & Lounge Diner
- French Doors to Patio Area
- Two Allocated Parking Spaces
- Five Minute Walk to Olton Train Station

£190,000

EPC Rating - 80

Current Council Tax Band – B

NO UPWARD CHAIN





Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.



The property is set back from the road behind a well manicured fore garden with wrought iron gate and well lit block paved pathway leading to the impressive main entrance. A tarmacadam driveway to the side has a secure gated entrance to the rear communal gardens, bike store and allocated parking.

Secure Communal Entrance

With secure intercom entry and glazed double doors leading through to an impressive communal hallway with stairs and lift to all floors



Private Hallway

With spot lights to ceiling, secure entry phone, alarm panel, useful storage cupboard housing boiler and doors leading off to

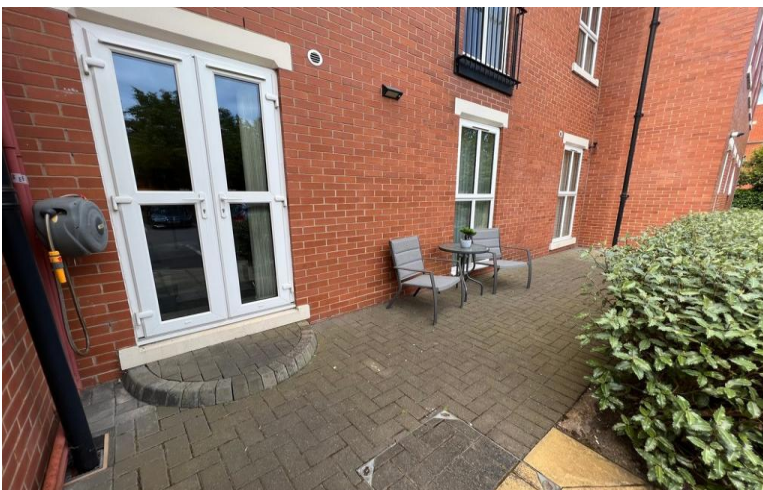


Open Plan Modern Kitchen & Lounge Diner

22' 7" x 20' 0" (6.9m x 6.1m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with feature splashback and extractor canopy over, inset eye-level oven, under-cupboard lighting, integrated washer dryer, fridge freezer, spot lights to ceiling, Karndean flooring and being open plan to

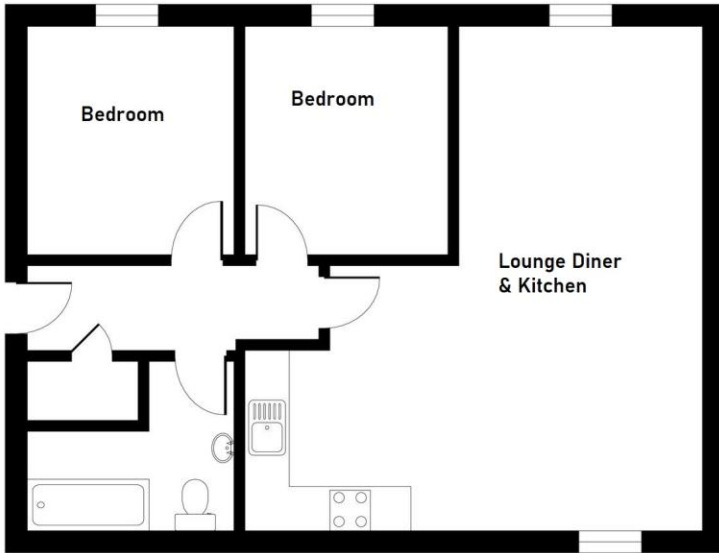
Lounge Diner

With double glazed French doors to patio area, two ceiling light points and two radiators



Bedroom One

10' 2" x 8' 10" (3.1m x 2.7m) With feature double glazed window, radiator and ceiling light point



Bedroom Two

10' 2" x 9' 2" (3.1 m x 2.8m) With feature double glazed window, radiator and ceiling light point

Bathroom

9' 2" x 7' 2" (2.8m x 2.2m) Being fitted with a three piece Porcelanosa suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, tiling to water prone areas, tiled flooring, ladder style radiator, extractor and spot lights to ceiling

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		
(69-80)	C	80	80
(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	

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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.