



smarthomes

Warwick Road

Solihull, West Midlands, B91 1AB

- A Spacious Second Floor Apartment
- Two Double Bedrooms with Fitted Wardrobes
- Garage En-Bloc
- No Upward Chain

£206,000

EPC Rating - 66

Current Council Tax Band - C





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 behind a communal law with a paved pathway leading to a secure communal door. Once in the communal hallway stairs rise to all floors, and on the second floor you will find a further private front door leading into

Entrance Hallway

With ceiling light point, built in cloaks cupboard, intercom system and door leading off to



Fitted Kitchen

12' 10" x 11' 6" (3.91m x 3.51m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Freestanding appliances including a washing machine, tumble dryer and dishwasher, tiling to splash back areas, wall mounted gas central heating boiler, radiator, ceiling light point and a UPVC double glazed window



Spacious Lounge/Diner

21' 5" x 11' 5" (6.53m x 3.48m) With two double glazed picture windows, wall mounted radiator, two ceiling light points, built in cupboards and door to

Inner Hallway

With an airing cupboard, radiator, ceiling light point and door to



Bedroom One

13' x 11' 6" (3.96m x 3.51m) With a UPVC double glazed window, fitted wardrobes, radiator and ceiling light point

Bedroom Two

11' 10" x 9' (3.61m x 2.74m) With a UPVC double glazed window, fitted wardrobes, vanity table and drawers, radiator and ceiling light point



Bathroom

Being fitted with a modern white suite comprising of a panelled bath with shower over and a vanity wash hand basin. Chrome heated towel rail, tiling to full height, ceiling light point and an obscure UPVC double glazed window

Separate W.C

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window, tiling to splash back areas and ceiling light point

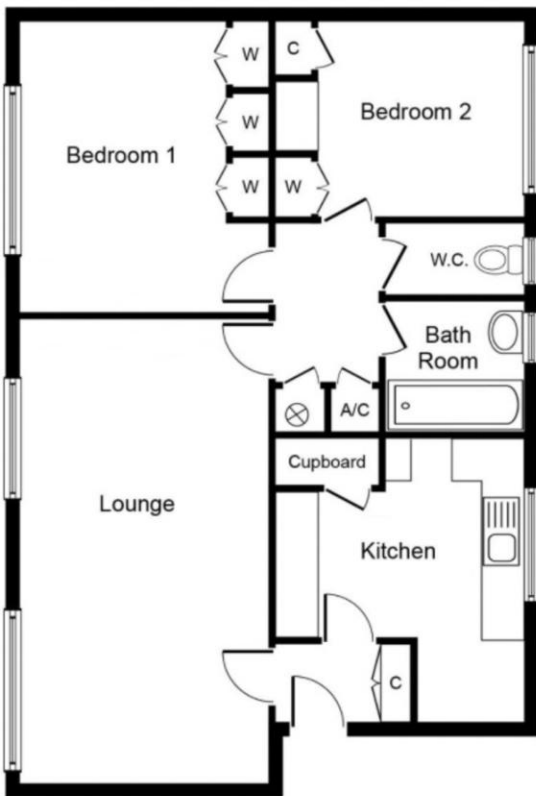


External

The property further benefits from well maintained communal gardens and a garage situated in a separate block

Tenure

We are advised by the vendor that the property is leasehold with approx. 131 years remaining on the lease, a service charge of approx. £2,080 per annum and no ground rent payable 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 Vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(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.