



Queens Court Alderham Close, Solihull

Guide Price £314,995





Queens Court | Alderham Close

Solihull | B91

PROPERTY OVERVIEW

Situated within easy walking distance of Solihull Town Center, a fantastic opportunity to purchase this second floor apartment situated in the gated entrance of Queens Court. This apartment is offered to the market with no upward chain, benefits from gas central heating, double glazing and has the added attraction of a share of the freehold. The accommodation briefly comprises of: entrance hall, lounge/dining room, breakfast kitchen, two bedrooms, recently re fitted bathroom and en suite, garage, a large partially floored loft and communal gardens. The property also has a new boiler which still has a British gas warranty.

Council Tax band: E

Tenure: Share of Freehold

- Gated Entrance
- Spacious Second Floor Apartment
- No Upward Chain
- Early Viewing Essential
- Share Of Freehold
- Spacious Lounge / Dining Room
- Breakfast Kitchen With Superb Views Of Solihull Town Center





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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Service charge - £1800 (pa) Loft space - a large partially floored loft.

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.





ENTRANCE HALL

LOUNGE / DINING ROOM

20' 4" x 18' 3" (6.20m x 5.55m)

BREAKFAST KITCHEN

14' 2" x 11' 9" (4.32m x 3.58m)

BEDROOM ONE

13' 7" x 13' 6" (4.13m x 4.12m)

EN SUITE

6' 11" x 5' 9" (2.12m x 1.75m)

BEDROOM TWO

12' 2" x 9' 11" (3.70m x 3.02m)

BATHROOM

7' 8" x 6' 2" (2.34m x 1.87m)

TOTAL SQUARE FOOTAGE

Total square footage - 99.8 sq.m. = 1074 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

COMMUNAL GARDENS

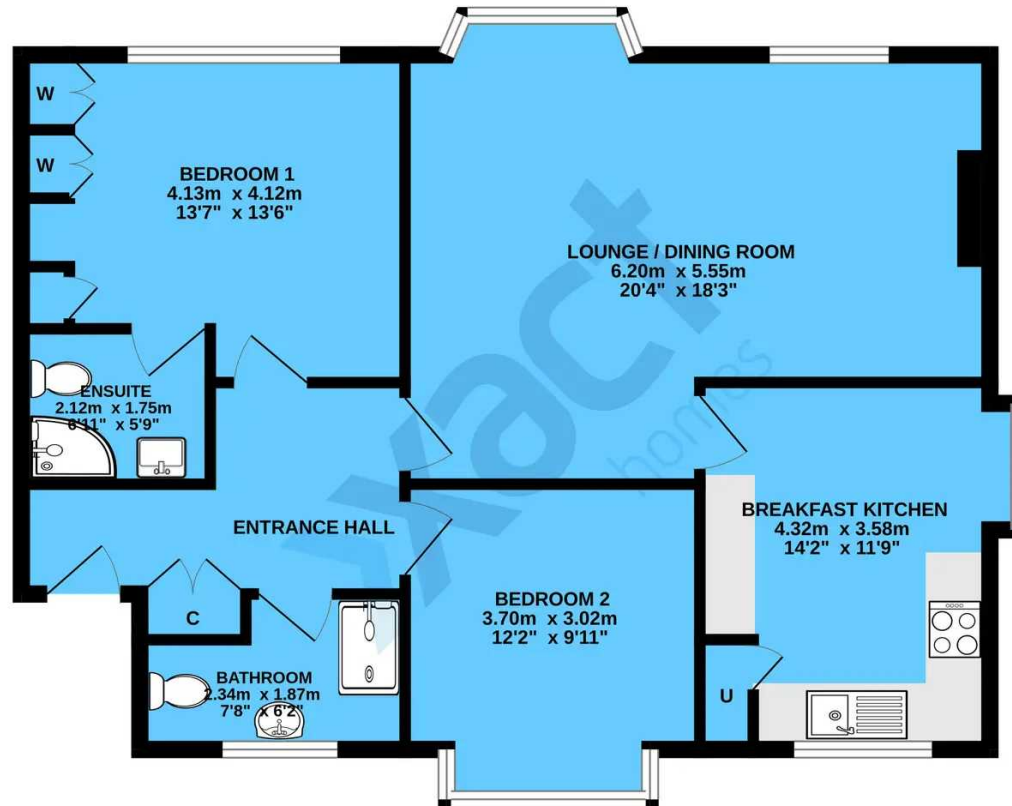


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	2	2
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



2ND FLOOR
72.9 sq.m. (785 sq.ft.) approx.



TOTAL FLOOR AREA : 72.9 sq.m. (785 sq.ft.) approx.

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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