



smarthomes

## Milcote Road

Solihull, West Midlands, B91 1JW

- A Spacious & Well Maintained Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Diner with Direct Garden Access
- No Upward Chain

**£195,000**

EPC Rating - C

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 lawn with a paved footpath leading to a secure communal entrance door. Once inside the communal hallway a further private wooden front door leads into



### **Private Entrance Hallway**

With secure intercom system, useful storage cupboard and opening into

### **Fitted Breakfast Kitchen**

12' 9" max x 11' 1" max (3.9m max x 3.4m max) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding gas cooker, space and plumbing for washing machine, wall mounted gas central heating boiler, breakfast bar, tiling to splash back areas, radiator, ceiling light point and a double glazed window



### **Spacious Open Plan Lounge/Diner**

21' 3" x 11' 5" (6.5m x 3.5m) With double glazed sliding doors leading to a patio area with views over communal garden, further double glazed window overlooking gardens, wall mounted radiator, two ceiling light points, electric fire with marble hearth and inlay and stone surround and door to



### **Inner Hallway**

With a ceiling light point, useful storage cupboards and door to

### **Bedroom One**

13' 5" x 11' 1" (4.1m x 3.4m) With a double glazed window, built in wardrobes, radiator and ceiling light point

### **Bedroom Two**

9' 6" x 8' 10" (2.9m x 2.7m) With a double glazed window, built in wardrobes and drawers, radiator and ceiling light point



### **Separate W.C**

With a low flush W.C, tiling to half height, ceiling light point and an obscure UPVC double glazed window



### Bathroom

5' 10" x 5' 6" (1.8m x 1.7m) Being fitted with a suite comprising panelled bath and vanity wash hand basin. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window

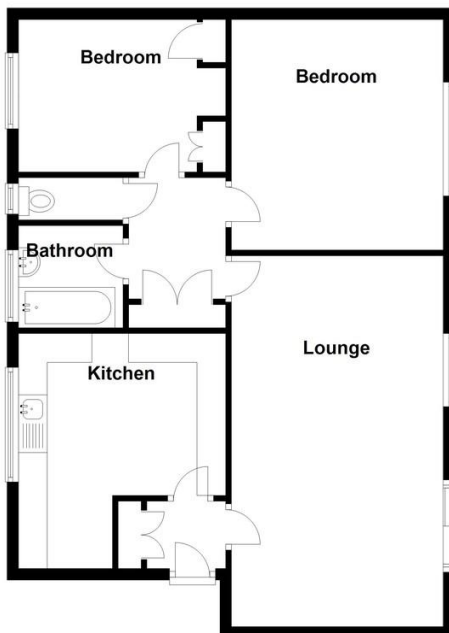
### External

The property further benefits from access to well maintained communal gardens and a garage located in a separate block

### Tenure

We are advised by the vendor that the property is leasehold with approx. 131 years remaining on the lease and a combined service charge and ground rent of approx. £1,800 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 - C

**Ground Floor**  
Approx. 74.1 sq. metres (797.2 sq. feet)



Total area: approx. 74.1 sq. metres (797.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	7.2	7.5
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		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.