



Queens Court Alderham Close, Solihull

Guide Price £335,000





Queens Court

Alderham Close, Solihull

PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive two bedroom first floor apartment within easy walking distance of Solihull Town Centre. Queens Court is a gated complex and is immaculately maintained and has the added attraction of share of the freehold. The accommodation has been modernised throughout and benefits from gas central heating, double glazing and has recently had a refitted bathroom and ensuite. The accommodation briefly comprises of: communal entrance hall with staircase, reception hall, spacious lounge/dining room, breakfast/kitchen, two bedrooms, ensuite shower room, family bathroom, communal gardens and garage.

Council Tax band: E

Tenure: Freehold

- Gated Development
- First Floor Apartment
- Immaculately Maintained Throughout
- Share Of The Freehold
- Spacious Lounge/Dining Room
- Fitted Breakfast/Kitchen
- Refitted Bedroom & Ensuite Shower Room
- Superb Views Over Tennis Courts





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.

ITEMS INCLUDED IN THE SALE

Fridge freezer, gas cooker, washing machine/dryer, all curtains, all blinds, all carpets, fitted wardrobes in bedroom one and all light fittings.

ADDITIONAL ITEMS INCLUDED IN THE SALE

Security access fob.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Service Charge: £1800 pa.

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

11' 6" x 7' 10" (3.50m x 2.39m)

LOUNGE/DINING ROOM

20' 6" x 18' 3" (6.24m x 5.56m)

BREAKFAST/KITCHEN

14' 3" x 11' 11" (4.35m x 3.64m)

BEDROOM ONE

13' 7" x 12' 1" (4.15m x 3.69m)

ENSUITE

5' 10" x 5' 2" (1.78m x 1.57m)

BEDROOM TWO

12' 1" x 9' 10" (3.68m x 2.99m)

BATHROOM

7' 9" x 6' 1" (2.37m x 1.85m)

TOTAL SQUARE FOOTAGE

85 sq.m (918 sq.f) approx.

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

GARAGE

ITEMS INCLUDED IN THE SALE

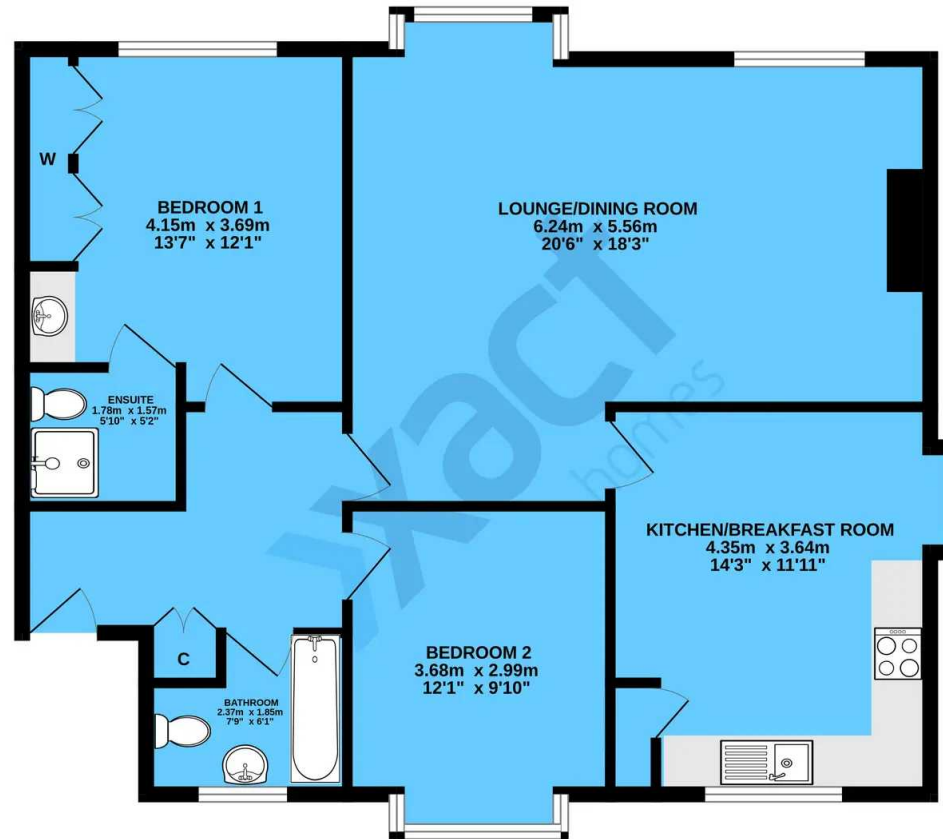
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FIRST FLOOR
85.3 sq.m. (918 sq.ft.) approx.



TOTAL FLOOR AREA: 85.3 sq.m. (918 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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