



Croftleigh Gardens, Kingslea Road

Guide Price £195,000





Croftleigh Gardens, Kingslea Road

Solihull | B91

PROPERTY OVERVIEW

Situated within easy distance of Solihull Town Centre, an ideal opportunity to purchase this first floor flat. The property is being modernised and benefits from electric heating and double glazing throughout. The accommodation briefly comprises of: entrance hall, spacious lounge, balcony, fitted kitchen, two double bedrooms, bathroom, garage and communal gardens.

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





COMMUNAL STAIRCASE TO THE FIRST FLOOR

ENTRANCE HALL

LOUNGE

16' 5" x 11' 7" (5.00m x 3.52m)

KITCHEN

8' 7" x 7' 7" (2.61m x 2.32m)

BEDROOM ONE

10' 7" x 8' 4" (3.23m x 2.55m)

BEDROOM TWO

11' 9" x 10' 4" (3.57m x 3.16m)

BATHROOM

8' 8" x 6' 7" (2.65m x 2.00m)

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

SINGLE GARAGE - NO.7

Council Tax band: C

Tenure: Leasehold - 125 Years Remaining

Service Charge - £1,918 per annum

- First Floor Flat
- Ideal For An Investor
- Living With Balcony
- Recently Updated
- Fitted Kitchen
- Early Viewing Essential







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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