



smarthomes

Rocksborough House

Warwick Road, Solihull, B92 7GA

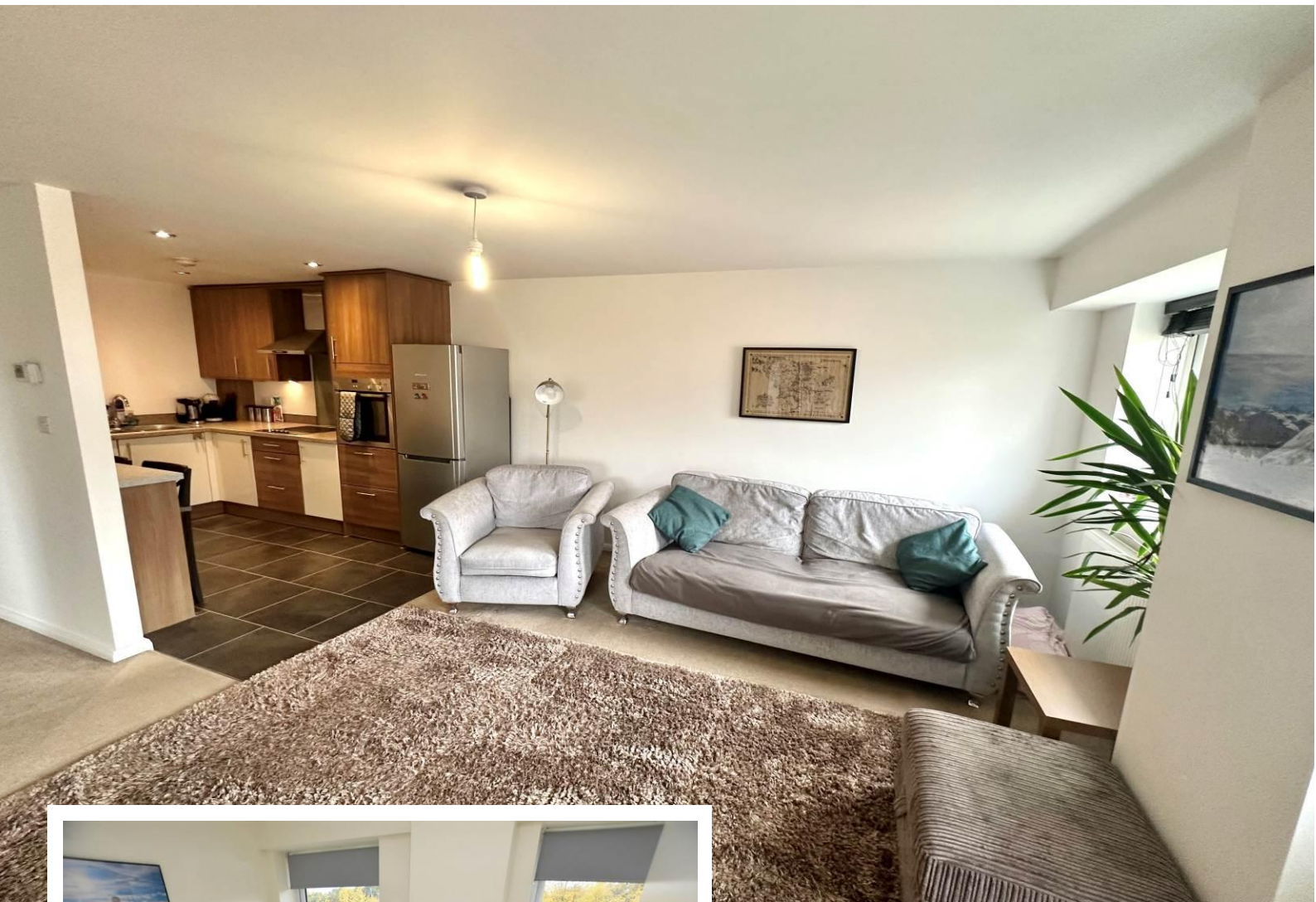
- A Well Presented Second Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- One Allocated Parking Space

£170,000

EPC Rating - 81

Current Council Tax Band - B





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.



Access to Rocksborough House is gained via block paved footpath extending to communal door, or via the electric security gate to the side which leads through to the car park at the rear. The communal entrance door has intercom security system which leads through to the communal foyer with stairs and lift off to the upper floors

Wide Entrance Hall

With intercom entry phone, central heating programmer, ceiling down-lights, useful built-in store cupboard and opening into



Open Plan Lounge/Kitchen/Diner

24' max x 13' max (7.32m max x 3.96m max) Being fitted with a modern range of base, wall and drawer units with a granite effect work surfaces with matching upstands, breakfast bar seating area and a sink drainer unit with mixer tap. Built-in eye-level Neff oven, four ring hob with glazed splash back and extractor canopy over, integrated Hotpoint dishwasher and washer dryer. Tile effect floor covering, ceiling down-lights, two UPVC double glazed windows to side, two radiators, TV point and door to



Dual Aspect Bedroom One

8' 5" x 8' (2.57m x 2.44m) With UPVC double glazed windows to side and rear elevations, radiator, ceiling light point and television point

Bedroom Two to Rear

11' 5" x 8' (3.48m x 2.44m) With two UPVC double glazed windows to the rear elevation, television point, ceiling light point and radiator





Bathroom to Rear

8' x 7' 10" (2.44m x 2.39m) Being fitted with a modern Porcelanosa white suite comprising W.C, pedestal wash hand basin and panelled bath with thermostatic shower over and glazed screen. Feature tiling to splashback areas, tiled flooring, ladder style radiator and UPVC obscure double glazed window to rear



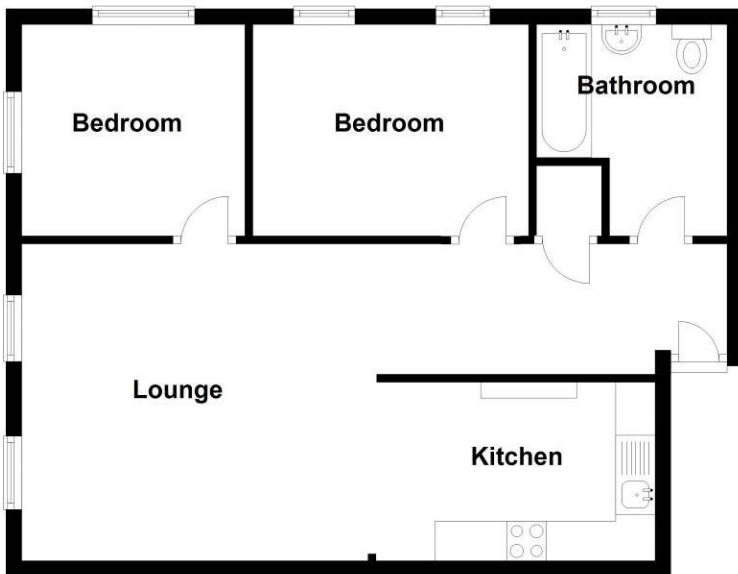
Outside

There are communal gardens which are mainly lawned with a residents' car park to the rear with allocated parking, visitor spaces and electric gated entrance

Tenure

We are advised by the vendor that the property is leasehold with approx. 139 years remaining on the lease, a service charge of approx. £2,200 per annum and a ground rent of approx. £360 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 - B



Total area: approx. 58.3 sq. metres (627.7 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | 81 | 81 |
| (69-80) | C | | |
| (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 | |

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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.