



## Union Road, Solihull

Offers Over £265,000





#### PROPERTY OVERVIEW

#### **LARGE APARTMENT WITH NO UPWARD CHAIN!!!**

Situated in the heart of Solihull, a fantastic opportunity to purchase this luxury two bedroom second floor apartment offered to the market with no upward chain. This impressive apartment has been immaculately maintained and decorated and benefits double glazing and electric heating throughout. This apartment is within two minutes' walk of Touchwood shopping centre and briefly comprises of: communal entrance hall with staircase and lift, impressive reception hall, superb lounge/dining/kitchen, two double bedrooms, ensuite shower room, family bathroom, underground parking and long lease.

#### 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.



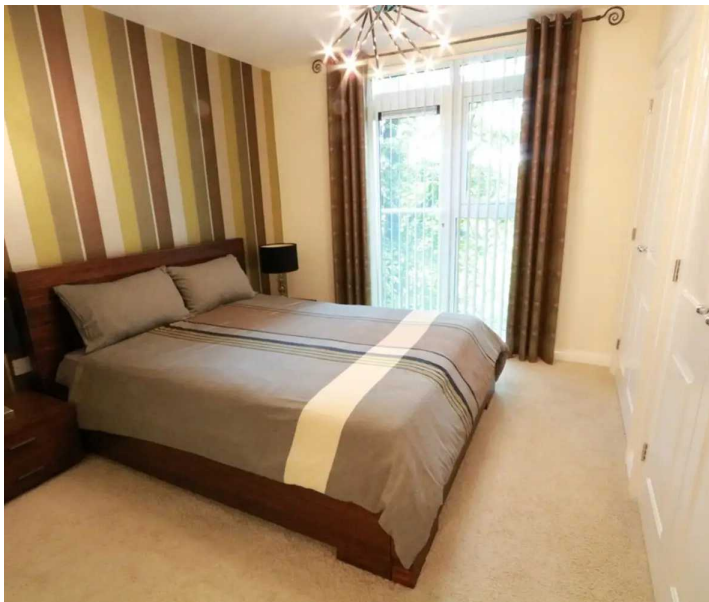


In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Leasehold

- In The Heart Of Solihull Town Centre
- Impressive Luxury Second Floor Apartment
- No Upward Chain
- Early & Internal Viewing Essential
- Communal Entrance Hall With Staircase & Lift
- Views Over Solihull School Sports Playing Field
- Ensuite Shower Room & Family Bathroom
- Underground Parking





#### **ENTRANCE HALL**

#### **LOUNGE/DINING/KITCHEN**

30' 9" x 16' 6" (9.37m x 5.04m)

#### **BEDROOM ONE**

14' 8" x 11' 10" (4.46m x 3.61m)

#### **ENSUITE SHOWER**

7' 6" x 5' 5" (2.28m x 1.66m)

#### **BEDROOM TWO**

14' 8" x 8' 11" (4.46m x 2.72m)

#### **BATHROOM**

6' 3" x 7' 3" (1.91m x 2.20m)

#### **OUTSIDE THE PROPERTY**

#### **UNDERGROUND PARKING FOR ONE**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, dishwasher, all carpets, all blinds and all light fittings.

#### **ADDITIONAL INFORMATION**

Services: water meter, mains electricity and sewers  
Leasehold - 111 years remaining Service Charge: TBC  
Ground Rent: £190 pa

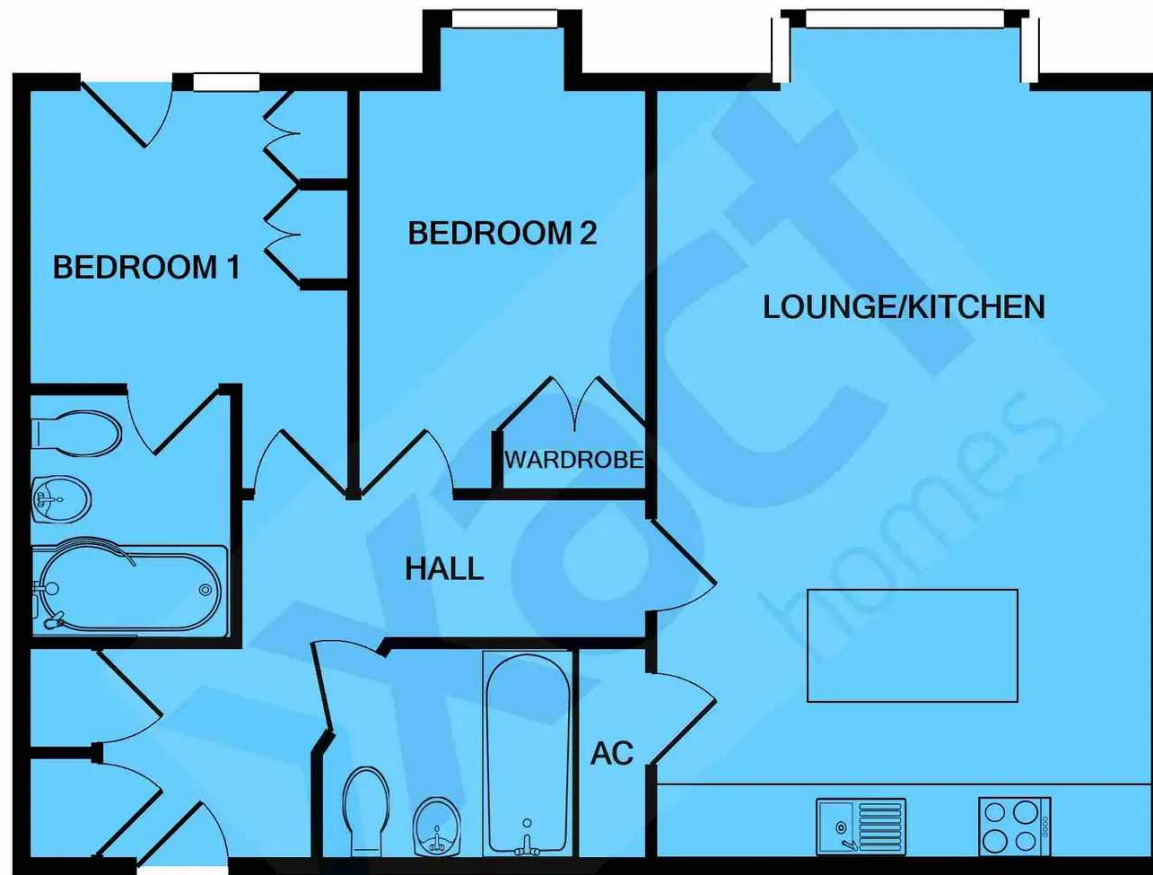
#### **ADDITIONAL ITEMS INCLUDED IN THE SALE**

All furniture, fixture and fittings throughout the property.

#### **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.





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  
Made with Metropix ©2020

**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

