



smarthomes

Westley Heights

Warwick Road, Solihull, B92 7JX

- A Spacious Top Floor Apartment
- Two Double Bedrooms
- En-Suite Bathroom
- No Upward Chain

£165,000

EPC Rating - 71

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.



The property is accessed via a secure communal entrance door leading into a communal hallway. There is stairs and lift access rising to all floors, and on the top floor a private front door leads into

Entrance Hallway

With three ceiling light points, radiator, useful storage cupboard and door leading off to



Open Plan Lounge/Kitchen/Diner

22' 0" x 13' 0" max (6.71m x 3.96m 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, further incorporating a 4 ring electric hob with extractor hood over and double oven below. Integrated fridge and freezer, integrated dishwasher, tiling to splash back areas, radiator, wall and ceiling spot lights and a double glazed window



Bedroom One

21' 8" x 11' 7" (6.6m x 3.53m) With a double glazed window, radiator, ceiling light point, fitted triple wardrobes and door to



En-Suite Bathroom

8' x 6' 4" (2.44m x 1.93m) Being fitted with a suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and ceiling light point

Bedroom Two

11' 8" x 9' (3.56m x 2.74m) With a double glazed window, radiator, fitted triple wardrobes and ceiling light point



Family Bathroom

9' x 5' 3" (2.74m x 1.6m) Being fitted with a suite comprising of a panelled bath with shower attachment and glass screen, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and ceiling light point

External

The property benefits from allocated parking and well maintained communal gardens



Tenure

We are advised by the vendor that the property is leasehold with approx. 103 years remaining on the lease, a service charge of approx. £2,282.10 per annum and a ground rent of approx. £175 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 Vendor. Current council tax band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	72
(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 are 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.