



smarthomes

## New Road

Solihull, West Midlands, B91 3DP

- A Spacious First Floor Duplex Apartment
- Three Double Bedrooms
- Family Bathroom & Shower Room
- No Upward Chain

**£280,000**

EPC Rating - C

Current Council Tax Band - E





## 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 driveway with secure automated gates leading to a parking area with an allocated parking space and visitors parking. There are well maintained communal grounds and a secure communal door leading into a communal hallway with stairs rising to the first floor where you will find a further private front door leading into

### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation, useful storage cupboard and door leading off to



### **Spacious Lounge/Diner**

18' 2" x 14' 5" (5.54m x 4.39m) With a double glazed window, two wall mounted radiators, two ceiling light points and opening into

### **Fitted Kitchen**

12' 3" x 8' (3.73m x 2.44m) 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 gas hob with extractor hood over and oven below. Integrated washer/dryer, freestanding fridge/freezer, airing cupboard, tiling to splash back areas, ceiling light point, wall mounted gas central heating boiler and a double glazed window



### **Bedroom One**

11' 8" x 9' 8" (3.56m x 2.95m) With double glazed window, fitted wardrobes and dressing table, radiator and ceiling light point



### **Four Piece Family Bathroom**

Being fitted with a white suite comprising of a panelled bath, separate shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window



### Landing

With ceiling light point, radiator and door to

### Bedroom Two

17' 9" max x 9' 10" (5.41m max x 3m) With some restricted head height, two double glazed dormer windows, built in storage, two radiators and ceiling light point

### Bedroom Three

11' 7" x 9' 6" (3.53m x 2.9m) With some restricted head height, Velux roof window, fitted wardrobe, radiator and ceiling light point



### Shower Room

Being fitted with a white suite comprising of a shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling light point, Velux roof window, eaves storage and door to a further storage room

**Tenure** We are advised by the vendor that the property is leasehold with approx. 104 years remaining on the lease, a service charge of approx. £1,362 per annum and a ground rent of approx. £250 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 - E



Total area: approx. 108.6 sq. metres (1168.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.