



17 MONARCHS GATE, YEW TREE LANE, SOLIHULL, B91 2PS

OFFERS IN EXCESS OF £199,950

EPC: C Council Tax Band: C



### Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Top Floor Apartment
- Two Double Bedrooms (Master En Suite)
- Spacious Lounge/Diner
- Walking Distance of Solihull Town Centre
- Sought After Location
- Fitted Kitchen
- Two Allocated Parking Spaces
- Family Bathroom/Wc



A spacious well presented two double bedroom top floor apartment situated in a convenient sought after location. The excellent living accommodation briefly comprises; communal entrance hall with security intercom system, reception hall, cloakroom, spacious lounge/diner, fitted kitchen, master bedroom with en suite shower room/wc, second double bedroom, family bathroom/wc, two allocated parking spaces, visitor parking and communal gardens.



**COMMUNAL ENTRANCE HALL** with security intercom system

**RECEPTION HALL**

**CLOAKROOM**

**SPACIOUS LOUNGE/DINER** 20' 10" x 11' 4" (6.35m x 3.45m)

**FITTED KITCHEN** 11' 10" x 7' 2" (3.61m x 2.18m)

**MASTER BEDROOM** 14' 6" x 9' 2" (4.42m x 2.79m)

**ENSUITE SHOWER ROOM/WC**

**BEDROOM TWO** 11' 2" x 9' 2" (3.4m x 2.79m)

**FAMILY BATHROOM/WC**

**TWO ALLOCATED PARKING SPACES**

**VISITOR PARKING AND COMMUNAL GARDENS**



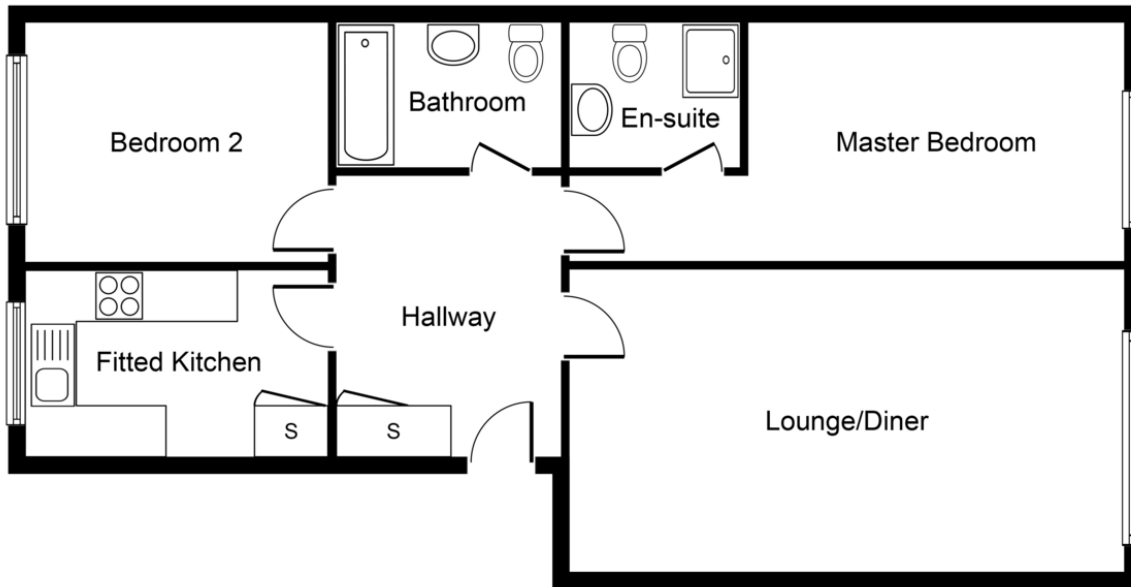
Length of Lease: 101 years (from 2023)

Service Charge: £1,730 p.a

Ground Rent: £190 p.a

*Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*

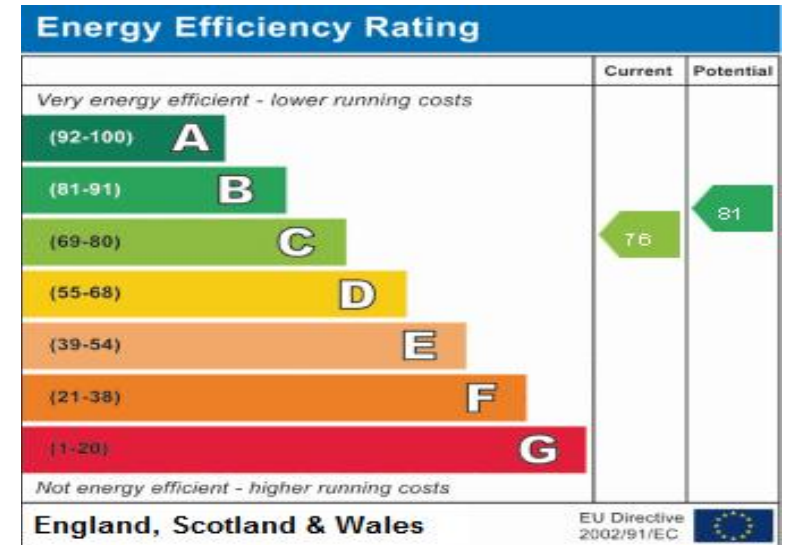




**Approx. Gross Internal Floor Area 804 sq.ft. (74.7 sq.m.)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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