



25 WHITE FALCON COURT, ALDER PARK ROAD, SOLIHULL, B91 1PA

ASKING PRICE OF £319,950

EPC: C Council Tax Band: D



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.

- Ground Floor Apartment
- Three Bedrooms
- Two Bathrooms
- Superb Modern Fitted Breakfast Kitchen
- Within Walking Distance of Solihull Town Centre & Train Station
- Garage & Parking
- Spacious Lounge
- Share of Freehold



A beautifully presented three bedroom ground floor apartment situated in a sought after location within walking distance of Solihull town centre and railway station. The property offers gas central heating and double glazing.. The excellent living accommodation briefly comprises, communal entrance hall with security intercom system, reception hall with storage, superb modern fitted breakfast kitchen, spacious lounge, inner hall with large storage cupboard, master bedroom, second bedroom with en suite shower room/wc, third bedroom/study, family bathroom/wc, garage with electric door, parking area and communal gardens. No Upward Chain.



COMMUNAL ENTRANCE HALL with security intercom system

RECEPTION HALL with storage

SUPERB MODERN FITTED BREAKFAST KITCHEN 13' 5" x 14' 3" (4.09m x 4.34m)

SPACIOUS LOUNGE 16' 8" x 13' 4" (5.08m x 4.06m)

INNER HALL with large storage cupboard

MASTER BEDROOM 14' 8" x 13' 4" (4.47m x 4.06m)

BEDROOM TWO 13' 5" x 10' 2" (4.09m x 3.1m)

with en suite shower room/wc

BEDROOM THREE/STUDY 9' 10" x 7' 3" (3m x 2.21m)

FAMILY BATHROOM/WC

GARAGE with electric door

PARKING AREA

COMMUNAL GARDENS

***** DRAFT DETAILS *****

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.



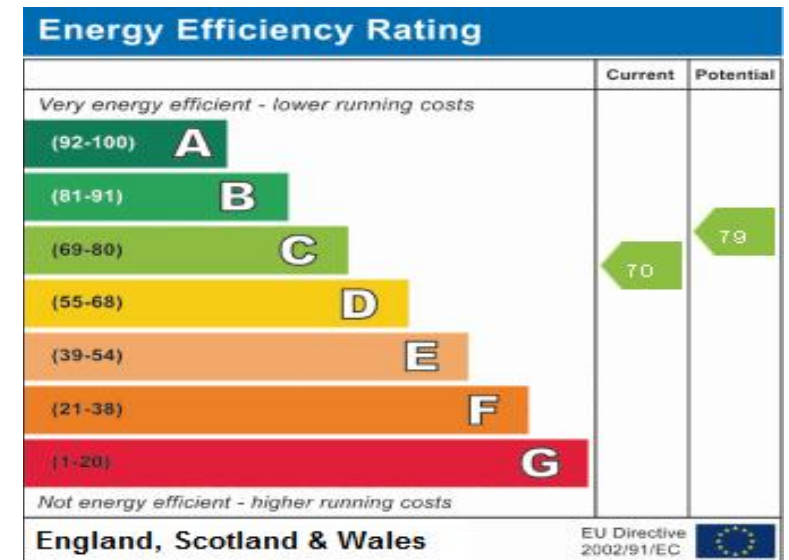
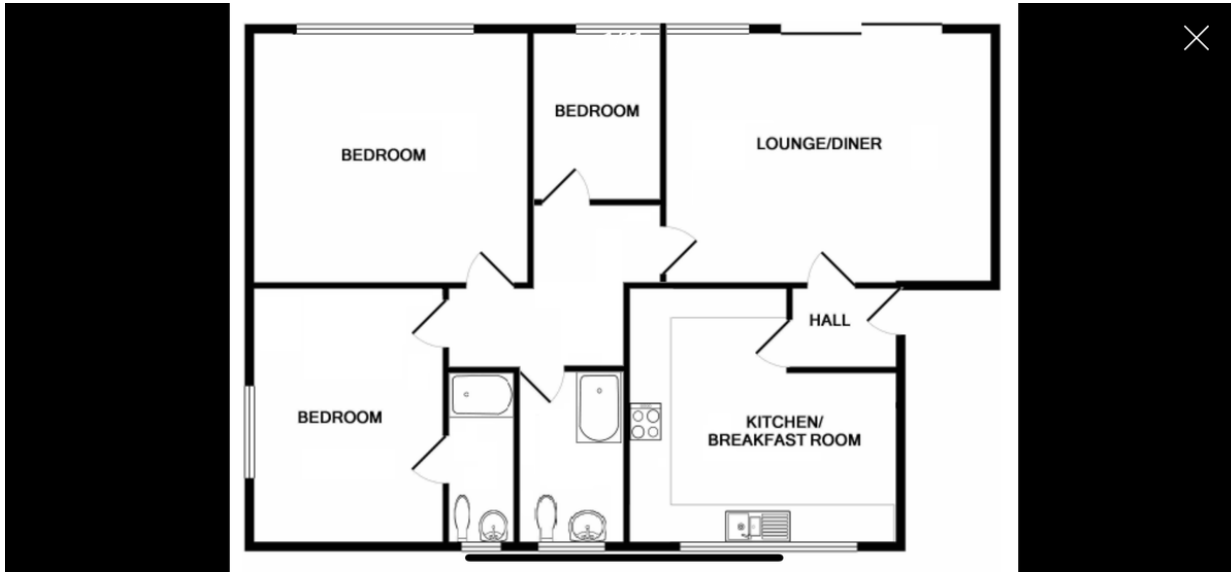
Length of Lease - 900 years (from 2023)

Service Charge - £1,400 pa

Ground Rent - £25 pa

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





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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