



FLAT 4 OLD WARWICK COURT, OLD WARWICK ROAD, SOLIHULL, B92 7JT

ASKING PRICE OF £175,000

EPC: E Council Tax Band: B Share of Freehold 997 years No Ground Rent





### 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.

- Beautiful Top Floor Apartment
- Two Good Size Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Garage & Parking
- Modern Fitted Shower Room/Wc
- Recently Fitted Double Glazing
- Walking Distance of Train Station



A beautifully presented two bedroom top floor apartment situated in a sought after convenient location within easy walking distance of Olton Railway station. The property offers modern double glazing and a recently installed heating system. The excellent living accommodation briefly comprises; communal entrance hall with security intercom system, large reception hall with good storage, spacious lounge/diner, modern fitted kitchen, two good size bedrooms, modern fitted shower room/wc, off road parking, secure gated garage en bloc, and well maintained communal garden. Share of Freehold with 997 years and No Ground Rent.



**COMMUNAL ENTRANCE HALL** with security intercom system

**LARGE RECEPTION HALL** with good storage cupboards

**SPACIOUS LOUNGE/DINER** 16' 4" x 10' 5" (4.98m x 3.18m)

**MODERN FITTED KITCHEN** 11' 9" x 6' 2" (3.58m x 1.88m)

**BEDROOM ONE** 15' 5" x 10' 5" (4.7m x 3.18m)  
with fitted wardrobes

**BEDROOM TWO** 10' 2" x 8' 6" (3.1m x 2.59m)  
with fitted wardrobes

**MODERN FITTED SHOWER ROOM/WC** 8' 2" x 5' 2" (2.49m x 1.57m)

**OFF ROAD PARKING**

**SECURE GATED GARAGE EN BLOC**

**WELL MAINTAINED COMMUNAL GARDEN**

**THE HEATING SYSTEM 24/7 PROGRAMMABLE AND IS THERMOSTATIC CONTROLLED**



Share of Freehold and No Ground Rent

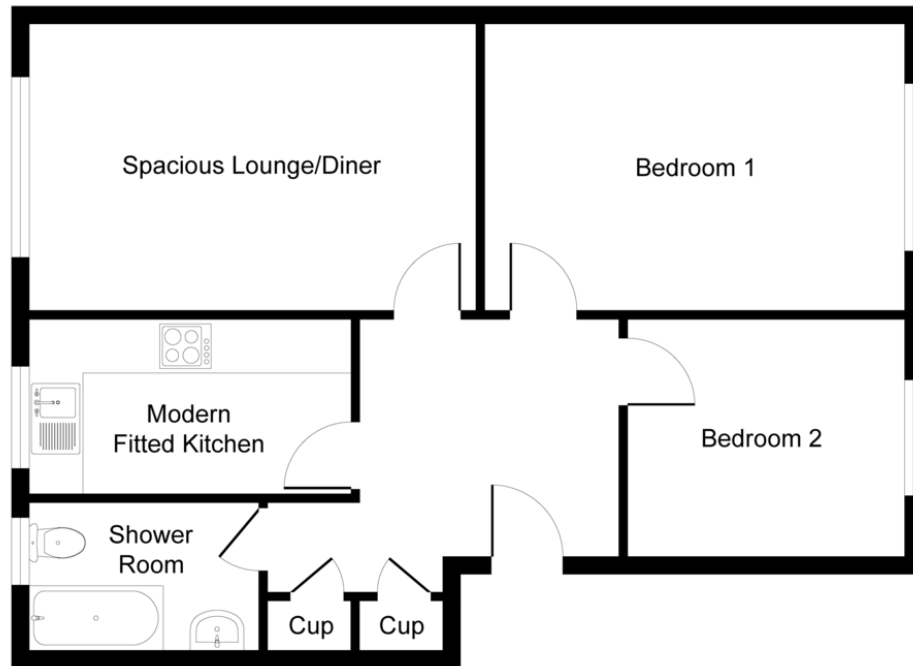
Length of Lease - 997 years (from 2023)

Service Charge which includes Building Insurance - £1,300 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)*



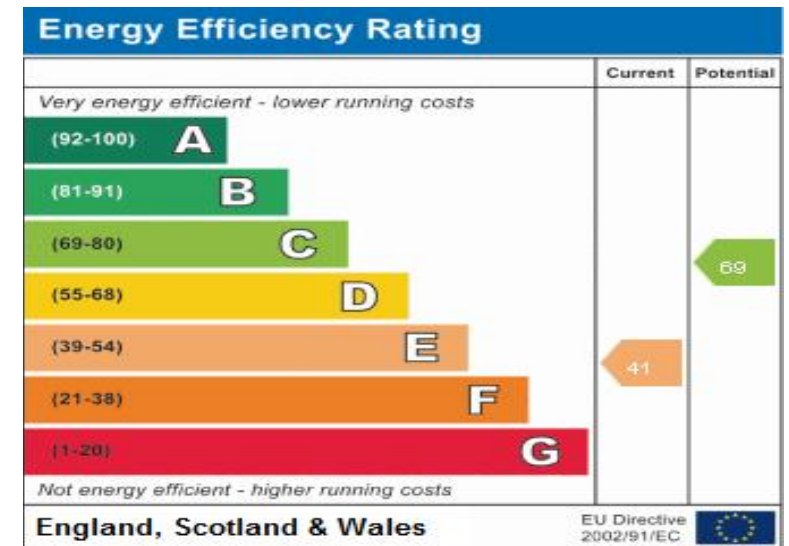




**Approx. Gross Internal Floor Area 680 sq. ft. (63.17 sq. m)**

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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