



Croftleigh Gardens Kingslea Road, Solihull

Guide Price £195,000





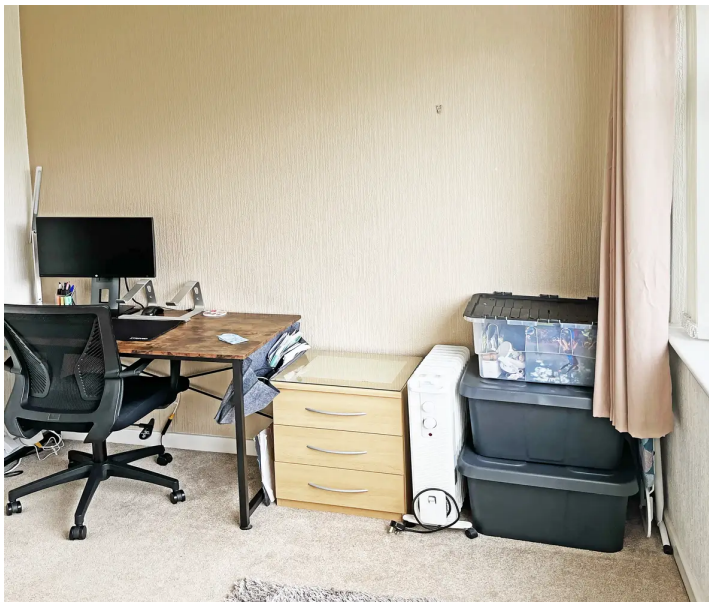
Croftleigh Gardens Kingslea Road

Solihull

PROPERTY OVERVIEW

A fantastic opportunity to purchase this ground floor flat situated in a prime location. This property is being immaculately maintained throughout and benefits from electric heating, UPVC double glazing and has the added attraction of a long lease and garage. The accommodation in more detail comprises of: communal entrance hall, reception hall, spacious living room, fitted kitchen, two double bedrooms, bathroom and communal gardens.

- Ground Floor Apartment
- NO UPWARD CHAIN
- Immaculately Maintained Throughout
- Ideal For A First Time Purchaser
- Living Room
- Balcony
- Two Double Bedrooms
- Garage
- Communal Gardens





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold

ITEMS INCLUDED IN THE SALE

Diplomat integrated oven, Diplomat integrated hob, Belling microwave, Zanussi fridge, Zanussi washing machine/dryer, all carpets, all curtains, all blinds, and all light fittings.

ADDITIONAL INFORMATION

Services: electricity and mains sewers. Broadband: Virgin Years Left On Lease: 125. Service Charge: £1804 pa.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





ENTRANCE HALLWAY

KITCHEN

8' 7" x 7' 6" (2.62m x 2.28m)

LOUNGE

16' 4" x 11' 9" (4.99m x 3.57m)

BEDROOM ONE

11' 7" x 10' 6" (3.52m x 3.19m)

BEDROOM TWO

10' 10" x 8' 6" (3.30m x 2.59m)

BATHROOM

TOTAL SQUARE FOOTAGE

59.2 sq. m (637 sq.ft) approx,

OUTSIDE THE PROPERTY

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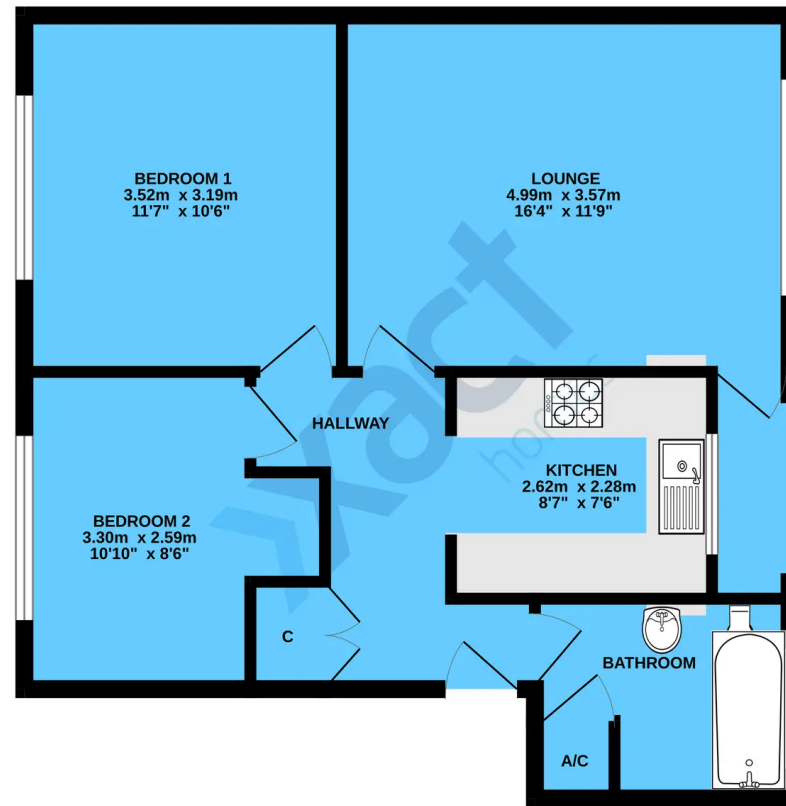
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GROUND FLOOR
59.2 sq.m. (637 sq.ft.) approx.



TOTAL FLOOR AREA: 59.2 sq.m. (637 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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