



## Broadoaks, Streetsbrook Road

Guide Price £199,999





#### PROPERTY OVERVIEW

A fantastic opportunity to purchase this luxury one bedroom apartment which would be ideal for a first time purchaser. The property is within easy walking distance of Solihull town centre and railway station and benefits from gas central heating, double glazing and has a luxury fitted kitchen/living room. The accommodation in more detail comprises of: communal entrance hall with staircase and lift, reception hall, kitchen/living room, one bedroom, bathroom and communal grounds.

#### 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: B

Tenure: Leasehold

- One Bedroom Luxury Apartment
- Ideal For A First Time Purchaser
- Immaculately Maintained
- Walking Distance To Solihull Town Centre And Railway Station
- Communal Entrance Hall With Staircase And Lift
- Kitchen/Liivng Room
- One Bedroom
- Bathroom
- Communal Grounds





## COMMUNAL ENTRANCE HALL WITH STAIRCASE AND LIFT

### RECEPTION HALL

### KITCHEN/LIVING ROOM

19' 4" x 15' 7" (5.90m x 4.76m)

### BEDROOM

11' 9" x 8' 0" (3.57m x 2.44m)

### TOTAL SQUARE FOOTAGE

Total floor area: 52.9 sq.m. = 569 sq.ft. approx.

### OUTSIDE THE PROPERTY

### COMMUNAL GARDENS

### ITEMS INCLUDED IN SALE

Zanussi free standing cooker, Zanussi integrated oven, Zanussi integrated hob, extractor, Zanussi fridge, Zanussi freezer, Zanussi dishwasher, washing machine, tumble dryer, all carpets, all blinds, fitted wardrobes in the bedroom and all light fittings.

### ADDITIONAL INFORMATION

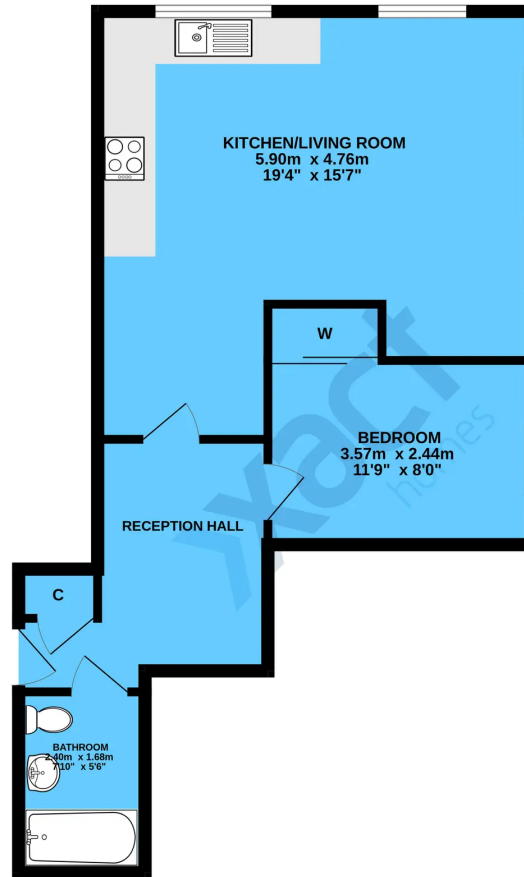
Services - mains gas and electricity. Broadband - Virgin Media. Ground rent - £1500 (pa).

### 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.



1ST FLOOR  
52.9 sq.m. (569 sq.ft.) approx.



TOTAL FLOOR AREA : 52.9 sq.m. (569 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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