



Cotsford White House Way, Solihull

Guide Price £225,000





PROPERTY OVERVIEW

Situated within walking distance of Solihull town centre, an fantastic opportunity to purchase this second floor apartment which would be ideal for a first time purchaser or investor. The apartment has been well maintained, benefits from gas central heating, double glazing and has the added attractions of a refitted kitchen and shower room. The accommodation briefly comprises of:- communal entrance hall, staircase, reception hall, spacious lounge/dining room, modern fitted breakfast kitchen, two double bedrooms, modern shower room, garage and communal gardens.



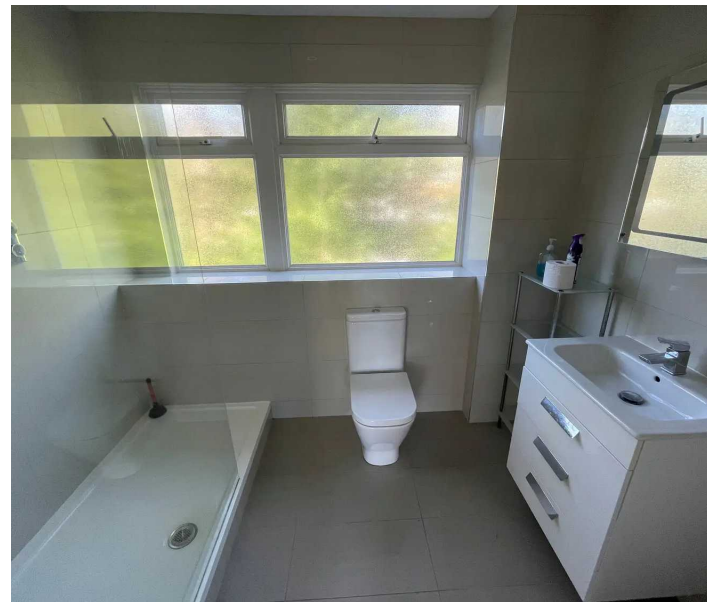


PROPERTY LOCATION

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold



- Two Bedroom Second Floor Apartment
- Walking Distance Of Solihull Town Centre
- Modern Fitted Kitchen
- Spacious Lounge/Dining Room
- Two Double Bedrooms
- Modern Shower Room
- Garage
- Early Viewing Essential



COMMUNAL ENTRANCE HALL

SECOND FLOOR/APARTMENT 23

RECEPTION HALL

5' 3" x 4' 0" (1.60m x 1.23m)

LOUNGE/DINING ROOM

21' 7" x 11' 6" (6.57m x 3.51m)

BREAKFAST KITCHEN

12' 8" x 11' 7" (3.85m x 3.53m)

INNER HALL

7' 0" x 5' 0" (2.13m x 1.52m)

BEDROOM ONE (REAR)

11' 6" x 11' 0" (3.50m x 3.35m)

BEDROOM TWO (FRONT)

11' 8" x 9' 0" (3.55m x 2.74m)

SHOWER ROOM

8' 6" x 5' 9" (2.58m x 1.75m)





OUTSIDE THE PROPERTY

GARAGE

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

AEG Electrolux freestanding cooker, AEG Electrolux integrated oven, integrated hob, Neff extractor, fridge, freezer (tbc), Kenwood dishwasher, Indesit washing machine, all carpets, some curtains, some blinds, fitted wardrobes in bedroom one and all light fittings.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Remote garage in the same estate.

ADDITIONAL INFORMATION

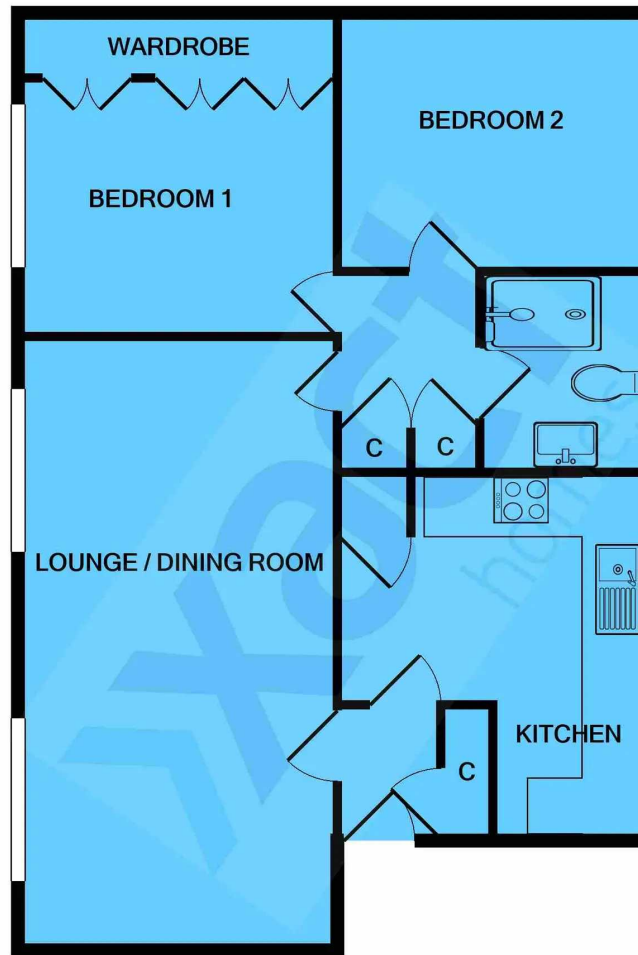
Services: water meter, mains gas and electricity. Years Left On Lease: over 950. Service Charge: £1650 pa.

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.







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. 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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