



Albany Gardens Hampton Lane, Solihull

Guide Price £275,000





PROPERTY OVERVIEW

Situated in a most convenient location, a fantastic opportunity to purchase this impressive second floor flat which must be viewed internally to be appreciated. This property is immaculately maintained, benefits from gas central heating, double glazing and has the added attraction of a large breakfast kitchen and two double bedrooms with fitted wardrobes. The accommodation in more detail comprises of: communal entrance hall with a staircase, spacious breakfast kitchen, lounge/dining room, two double bedrooms with fitted wardrobes, bathroom, 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold

- Easy Walking Distance To Solihull Town Centre
- Two Bedroom Second Floor Apartment
- Share Of The Freehold
- Immaculately Maintained And Decorated
- Internal Viewing Essential
- Spacious Breakfast Kitchen
- Lounge/Dining Room
- Bathroom
- Garage





COMMUNAL ENTRANCE HALL WITH STAIRCASE

BREAKFAST KITCHEN

12' 11" x 11' 6" (3.93m x 3.50m)

LOUNGE/DINING ROOM

21' 7" x 10' 8" (6.59m x 3.25m)

BEDROOM ONE

13' 4" x 11' 7" (4.07m x 3.52m)

BEDROOM TWO

9' 8" x 8' 11" (2.95m x 2.73m)

BATHROOM

8' 11" x 6' 5" (2.72m x 1.96m)

TOTAL SQUARE FOOTAGE

Total floor area: 76.7 sq.m. = 825 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE

COMMUNAL GARDENS





ITEMS INCLUDED IN SALE

Free standing cooker, integrated oven, extractor, microwave, fridge, freezer, washing machine, tumble dryer, all carpets, all blinds, fitted wardrobes in two bedrooms, all light fittings, dining room table and dining room cabinet.

ADDITIONAL INFORMATION

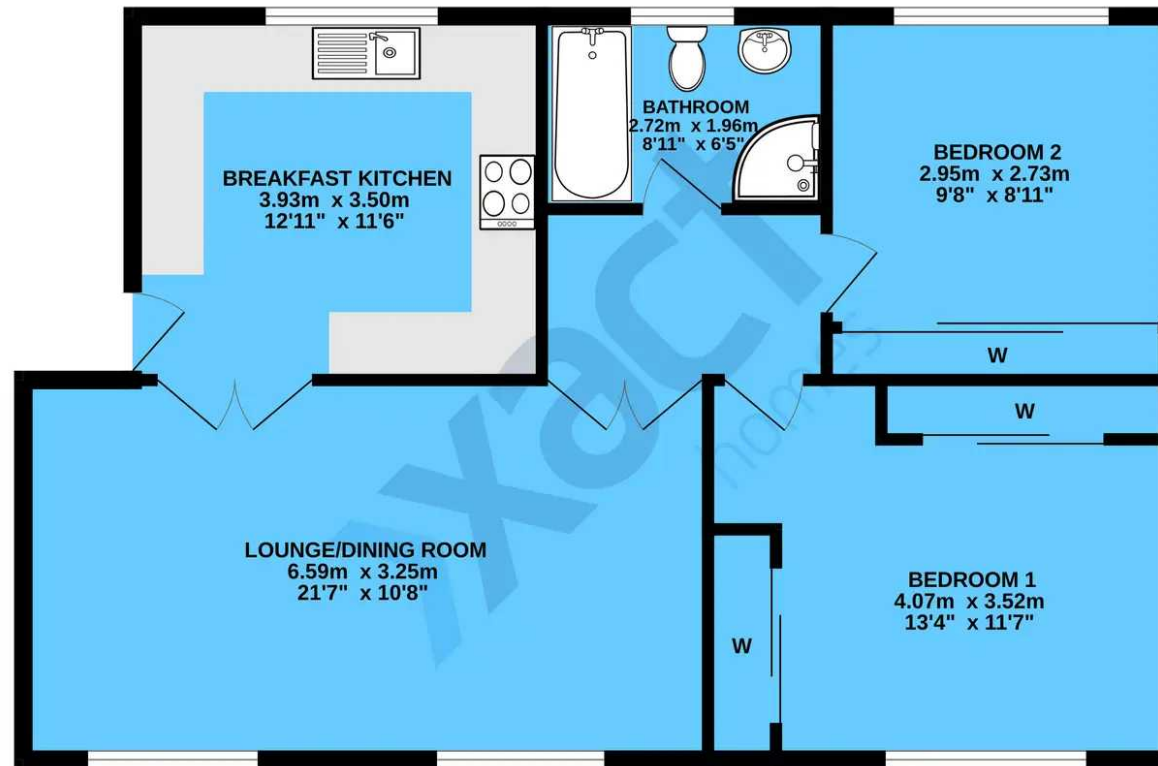
Services - mains gas, electricity and mains sewers.
Broadband - BT. Service charge - £1900.

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.



2ND FLOOR
76.7 sq.m. (825 sq.ft.) approx.



TOTAL FLOOR AREA: 76.7 sq.m. (825 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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