



# Dingle Court Dingle Lane, Solihull

Guide Price £130,000





#### PROPERTY OVERVIEW

Situated in the most convenient location, a good opportunity to purchase this one bedroom first floor apartment which would be ideal for a first time purchaser or investor. This property is offered to the market with NO UPWARD CHAIN, benefits from electric heating, uPVC double glazing and has the added attraction of a long lease and garage. The accommodation briefly comprises of: communal entrance hall, staircase, reception hall, living room, kitchen, bedroom, bathroom and garage.

#### 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 First Floor Apartment
- No Upward Chain
- Suitable For A First Time Purchaser Or Investor
- Long Lease
- Living Room
- Bedroom
- Kitchen
- Bathroom
- Garage
- Early Viewing Essential





#### **COMMUNAL ENTRANCE HALL**

#### **STAIRCASE**

#### **RECEPTION HALL**

#### **LIVING ROOM**

14' 9" x 10' 1" (4.49m x 3.08m)

#### **KITCHEN**

8' 9" x 5' 0" (2.67m x 1.52m)

#### **BEDROOM**

11' 11" x 7' 10" (3.63m x 2.39m)

#### **BATHROOM**

8' 10" x 5' 5" (2.69m x 1.64m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 35.0 sq.m. = 377 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

#### **ITEMS INCLUDED IN SALE**

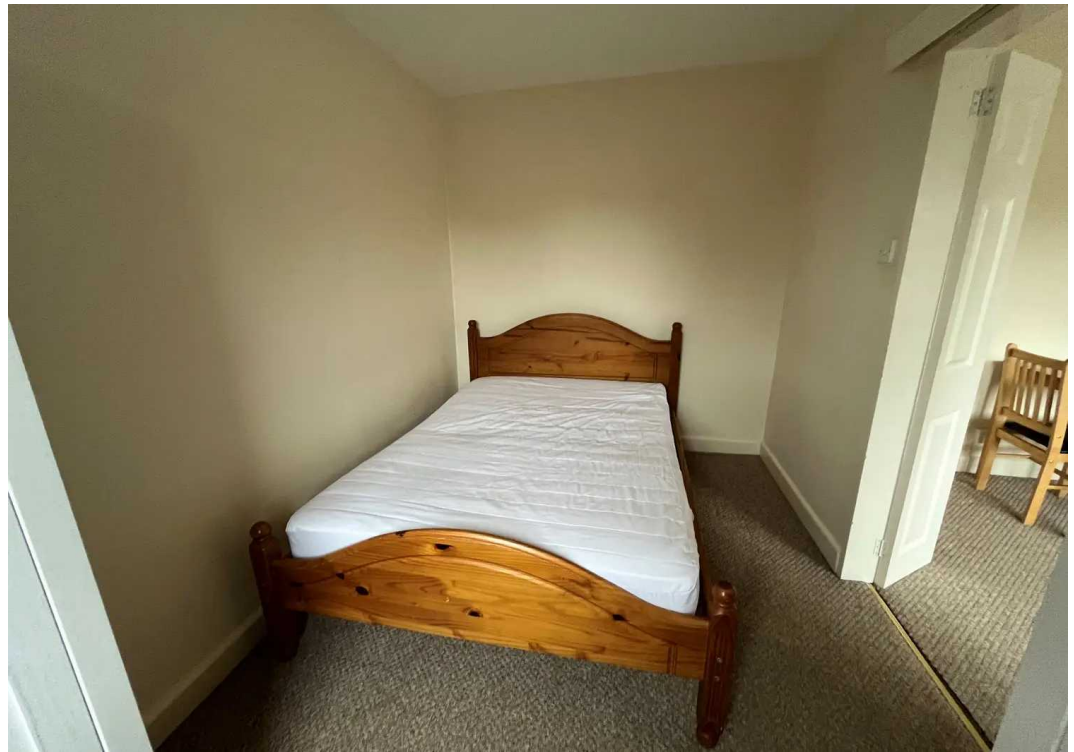
Free standing cooker, integrated hob, extractor, fridge freezer, washing machine, all carpets, all curtains and all light fittings.

#### **ADDITIONAL INFORMATION**

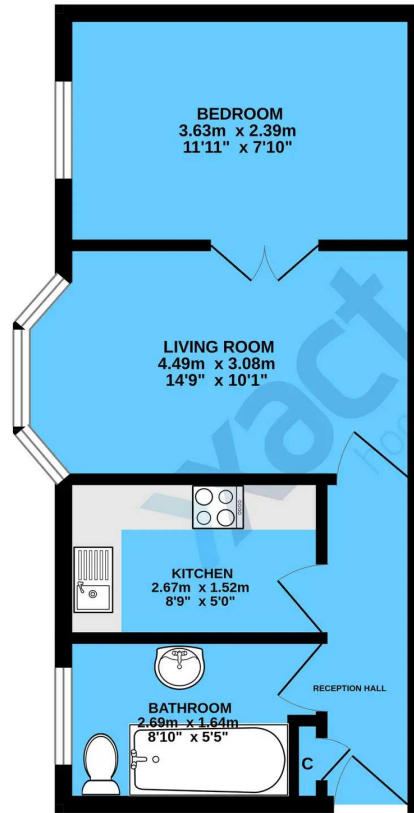
Services - electricity and mains sewers. Service charge - £1772 (pa). Ground rent - £125 (pa).

#### **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



TOTAL FLOOR AREA : 35.0 sq.m. (377 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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