



smarthomes



- A Spacious & Beautifully Presented First Floor Apartment
- Two Double Bedrooms
- Re-Fitted Kitchen
- Re-Fitted 4 Piece Bathroom

## Woodlawn, Hampton Lane, Solihull, B91 2PX

A spacious & beautifully presented first floor apartment situated in a most pleasant gated development within walking distance of Solihull Town Centre. Offering accommodation comprising a spacious lounge/diner with private balcony access, re-fitted kitchen, two double bedrooms, re-fitted 4 piece bathroom, re-fitted guest cloakroom, beautifully maintained communal grounds, residents parking and garage en-bloc

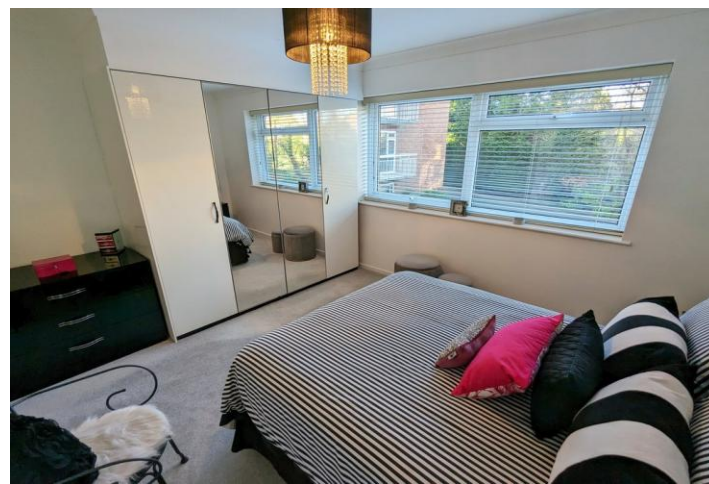
Offers In The Region Of  
£310,000  
EPC Rating - 54  
Current Council Tax Band - E



## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.





The property is situated within a gated development and is set in beautifully maintained grounds being accessed via a sweeping driveway leading to a secure communal entrance doors. Stairs rise from the communal hallway to all floors, and on the first floor a private front door leads into

### **Entrance Hallway**

8' 8" x 4' 11" (2.64m x 1.5m) With engineered wooden flooring, ceiling light point, part glazed oak door to lounge and oak door leading off to

### **Re-Fitted Guest Cloakroom**

5' 2" x 4' 10" (1.57m x 1.47m) Being re-fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to front, engineered wooden flooring and ceiling light point

### **Spacious Open Plan Lounge/Diner**

20' 9" max x 19' 11" max (6.32m max x 6.07m max) With UPVC double glazed sliding patio doors leading a private balcony, electric under floor heating, wall mounted electric heater, ceiling light point, feature tiled hearth with display shelving and oak door leading to

### **Re-Fitted Kitchen to Rear**

11' 11" x 9' 11" (3.63m x 3.02m) Being re-fitted with a range of wall, base and drawer units with a feature work surface over incorporating a double bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with feature extractor over. Eye level oven and grill, integrated washer dryer, dishwasher, freezer and microwave, freestanding fridge/freezer, tiling to splash prone areas, tile effect flooring with

electric under floor heating, two ceiling light points and a double glazed window to the rear aspect

### **Bedroom One to Front**

14' 9" x 10' 2" (4.5m x 3.1m) With double glazed window to front elevation, ceiling light point, electric under floor heating, wall mounted electric heater and triple fitted wardrobe with sliding doors

### **Bedroom Two to Front**

12' 4" max x 10' 2" (3.76m max x 3.1m) With double glazed window to front elevation, ceiling light point, electric under floor heating, wall mounted electric heater and a four door fitted wardrobe

### **Re-Fitted 4 Piece Bathroom**

9' 0" x 7' 6" (2.74m x 2.29m) Being re-fitted with a modern white suite comprising of a P shaped panelled bath with electric shower and glass shower screen, vanity wash hand basin, bidet and a low flush W.C. Chrome heated towel rail, tiling to full height, tile effect flooring, two ceiling light points and an obscure double glazed window to the side elevation

### **External**

The property further benefits from beautifully maintained communal grounds, residents parking and a garage situated in a separate block with an electric up and over door

## Tenure

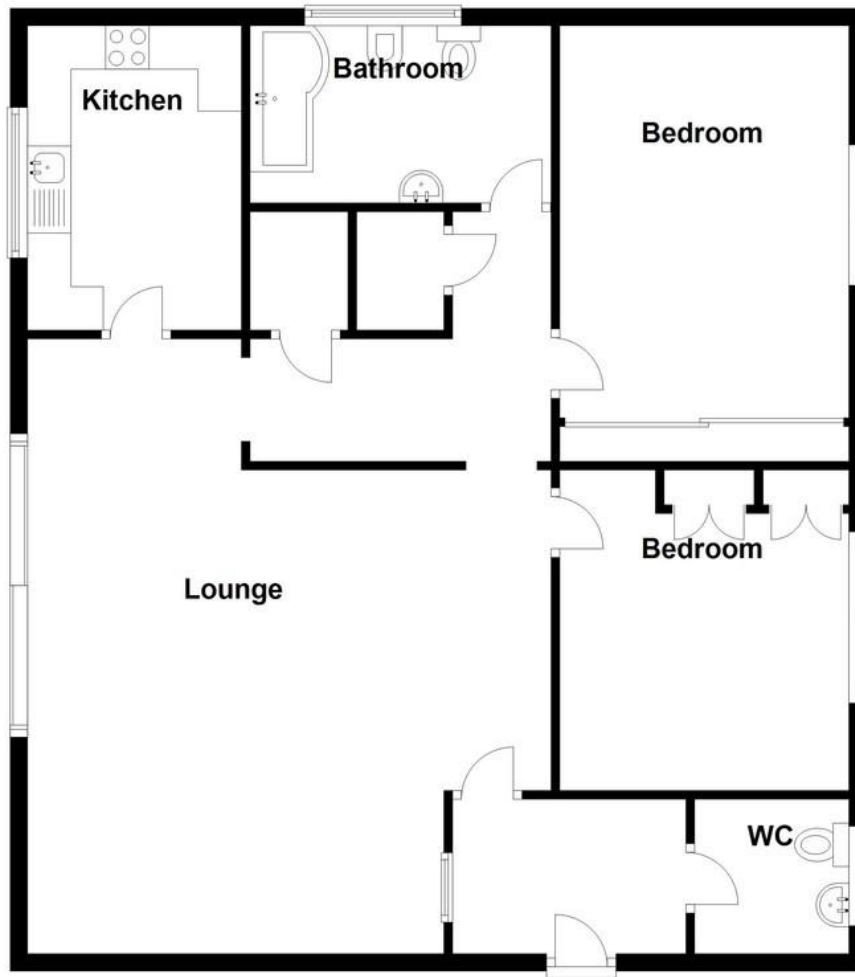
We are advised by the vendor that they hold a share of the freehold with approx. 949 years remaining on the lease, a service charge of approx. £3,290.10 per annum and no ground rent payable but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### First Floor

Approx. 101.0 sq. metres (1087.1 sq. feet)



Total area: approx. 101.0 sq. metres (1087.1 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.