



smart homes

Croffleigh Gardens

Kingslea Road, Solihull, B91 1TG

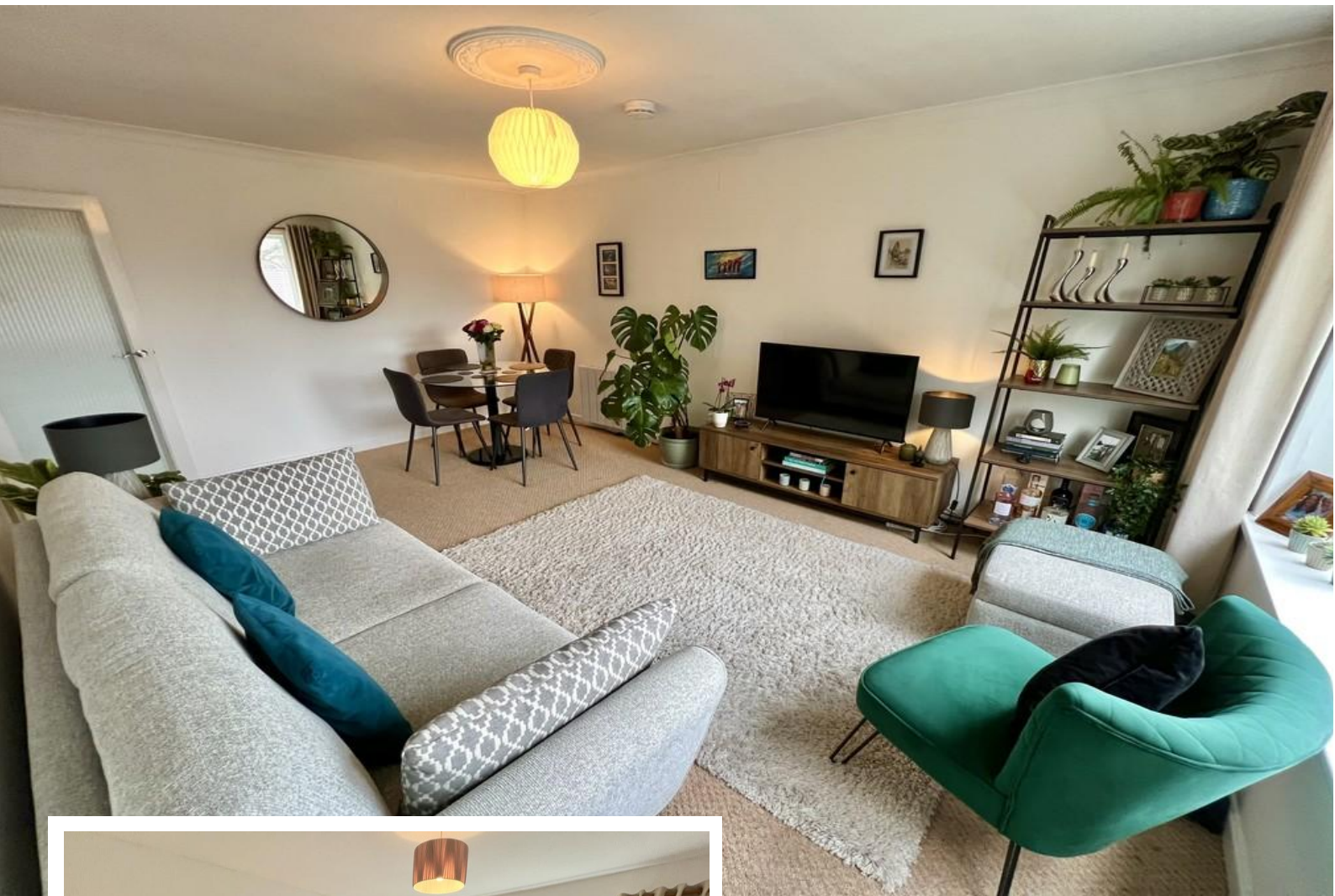
- An Extremely Well Presented Second Floor Apartment
- Two Double Bedrooms
- Lounge Diner
- Kitchen

£190,000

EPC Rating 41

Current Council Tax Band - C





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.

Access is gained via a communal entrance door with intercom security system. The apartment is situated on the second floor with an entrance door with spyhole leading through to



Entrance Hallway

With intercom entry phone, electric panel heater, ceiling light, useful storage cupboard and doors leading off to

Lounge Dining Room

16' 0" x 11' 5" (4.9m x 3.5m) Having a UPVC double glazed window to the front and door to balcony, ceiling light with decorative rose and electric panel heater



Kitchen

8' 6" x 7' 6" (2.6m x 2.3m) Being fitted with a range of white wall and base units with complementary work surfaces, sink and drainer unit with mixer tap, complementary tiling to splashback areas, four ring induction hob with electric oven beneath and extractor over, plumbing for a washing machine, space for fridge freezer, ceiling light and single glazed hardwood window looking through to balcony and front elevation.



Bedroom One to Side

11' 1" x 10' 2" (3.4m x 3.1 m) With double glazed window to side elevation, ceiling light point and electric panel heater.

Bedroom Two to Side

10' 5" x 8' 10" (3.2m x 2.7m) With double glazed window to side elevation, built-in wardrobes, ceiling light point and electric panel heater.



Bathroom to Front

7' 10" x 6' 2" (2.4m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, complementary tiling to water prone areas, ceiling light, electric wall heater, useful airing cupboard and obscure double glazed window to front



Garage

There is a garage situated in a block with an up-and over door.

Communal Gardens

The communal gardens are very well maintained with generous areas of laid lawn, with well stocked flower and shrubbery beds, matured trees and evergreens.

Tenure

We are advised by the vendor that the property is leasehold with approx. 124 years remaining on the lease, a service charge of approx. £2,600 per annum 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 Vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.