



Alderwood Place Princes Way, Solihull

Guide Price £265,000





Alderwood Place, Princes Way

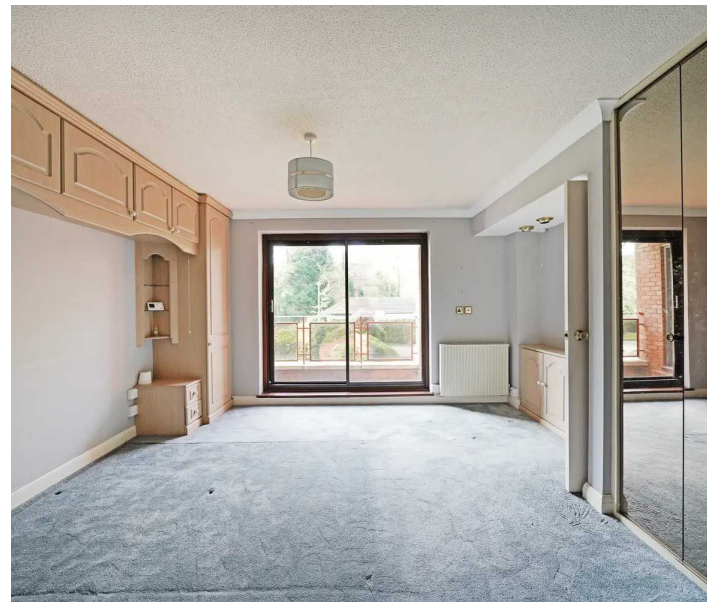
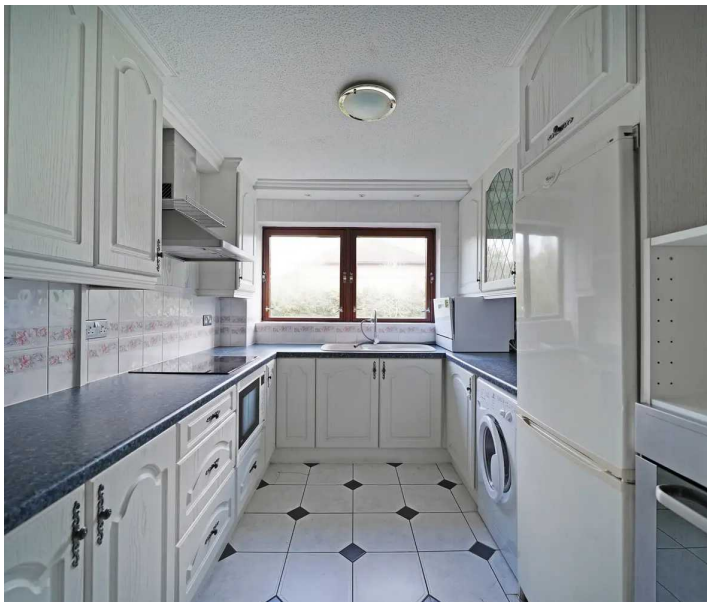
Solihull B91

PROPERTY OVERVIEW

Presenting this first floor two-bedroom apartment with NO UPWARD CHAIN, offering a fantastic investment or ideal residence for first-time buyers. Situated in a prime location, within the Tudor Grange Academy catchment and just moments away from Solihull Town Centre, residents can enjoy the convenience of nearby amenities and transport links. The property features an open plan living and dining room, creating a welcoming atmosphere for relaxation and entertaining. Step out onto the balcony from the living room and savour the fresh air and views. The modern fitted kitchen is perfect for preparing meals and boasts ample storage space. The principal bedroom includes an ensuite bathroom while the second bedroom is serviced by a family bathroom. Throughout the property, natural light flows freely, enhancing the sense of space and serenity. Additional highlights include communal gardens and a single garage in a detached block. Don't miss this opportunity to own a bright and charming apartment in a sought-after location.

Council Tax band: E

Tenure: Leasehold





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.

ITEMS INCLUDED IN THE SALE

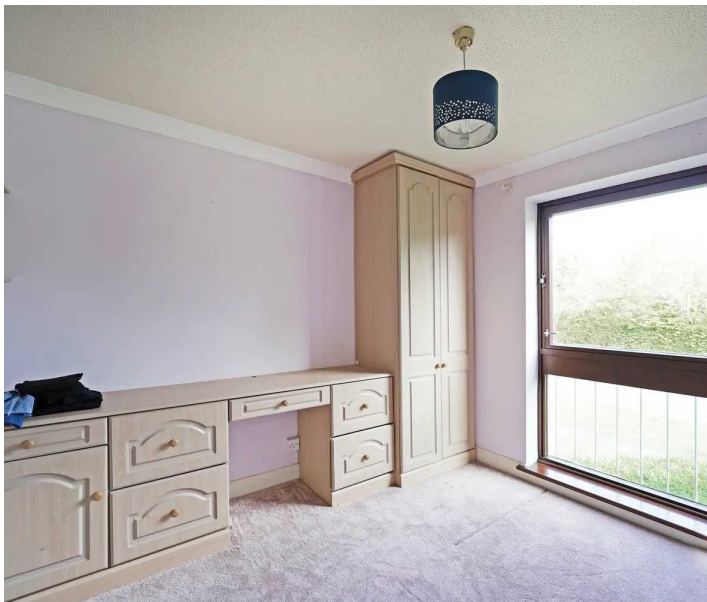
Integrated oven, microwave, fridge, dishwasher and washing machine.

ADDITIONAL INFORMATION

Services - water meter and mains electricity.
Broadband - Virgin. Service charge - £2,300 pa + building insurance £658 pa. Ground rent - £228 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.





HALLWAY

LIVING/DINING ROOM

21' 6" x 13' 0" (6.55m x 3.96m)

BALCONY

BREAKFAST KITCHEN

13' 6" x 8' 2" (4.11m x 2.49m)

PRINCIPAL BEDROOM

15' 1" x 13' 8" (4.60m x 4.17m)

ENSUITE

7' 1" x 5' 2" (2.16m x 1.57m)

BEDROOM TWO

10' 6" x 9' 11" (3.20m x 3.02m)

BATHROOM

6' 2" x 5' 7" (1.88m x 1.70m)

TOTAL SQUARE FOOTAGE

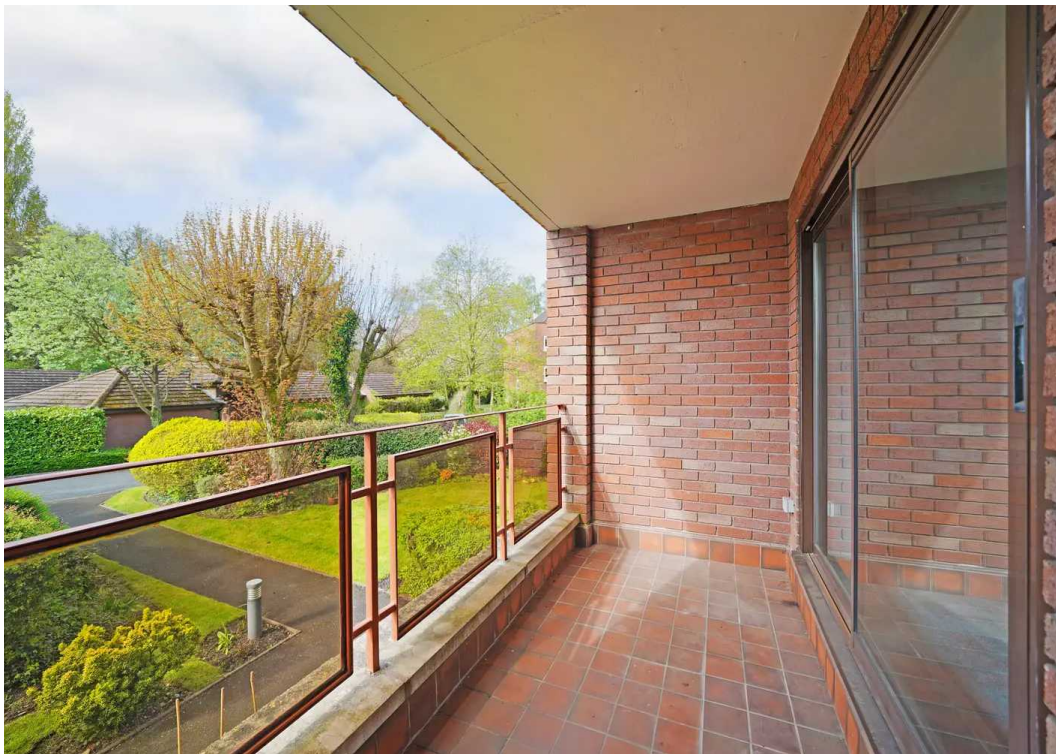
83 sq.m (893 sq.ft) approx.

OUTSIDE THE PROPERTY


COMMUNAL GARDENS

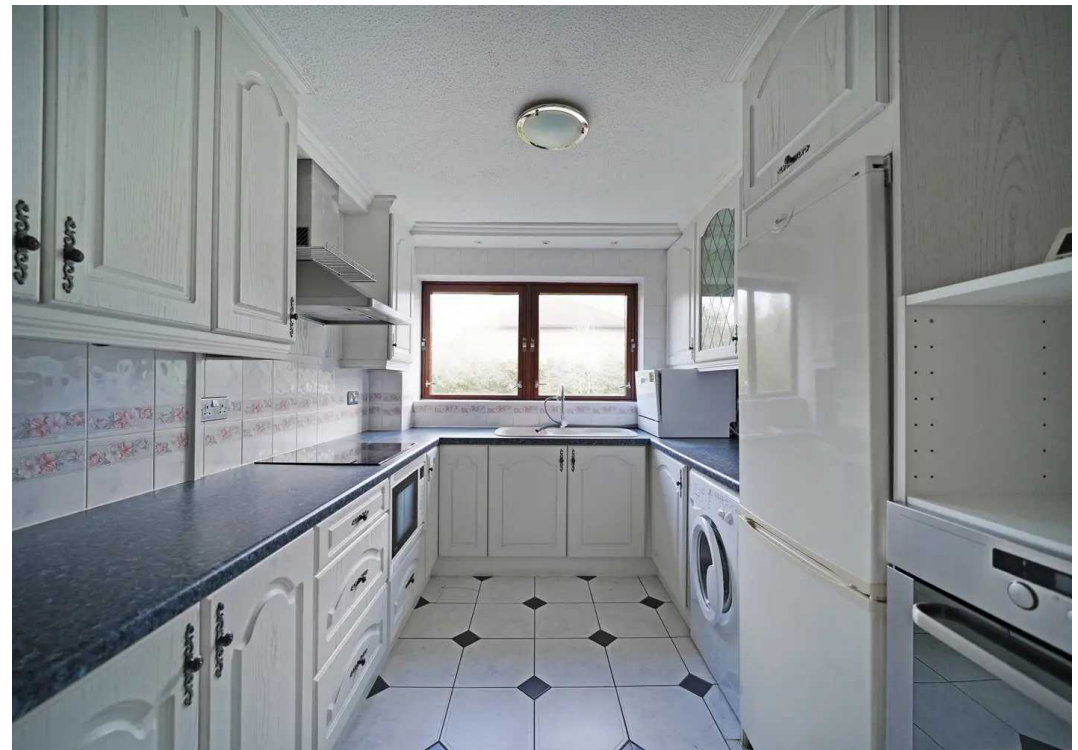
SINGLE GARAGE

- Two Bedroom First Floor Apartment
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Within Tudor Grange Academy Catchment
- Short Distance From Solihull Town Centre
- Open Plan Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With En-Suite
- Private Balcony
- Single Garage

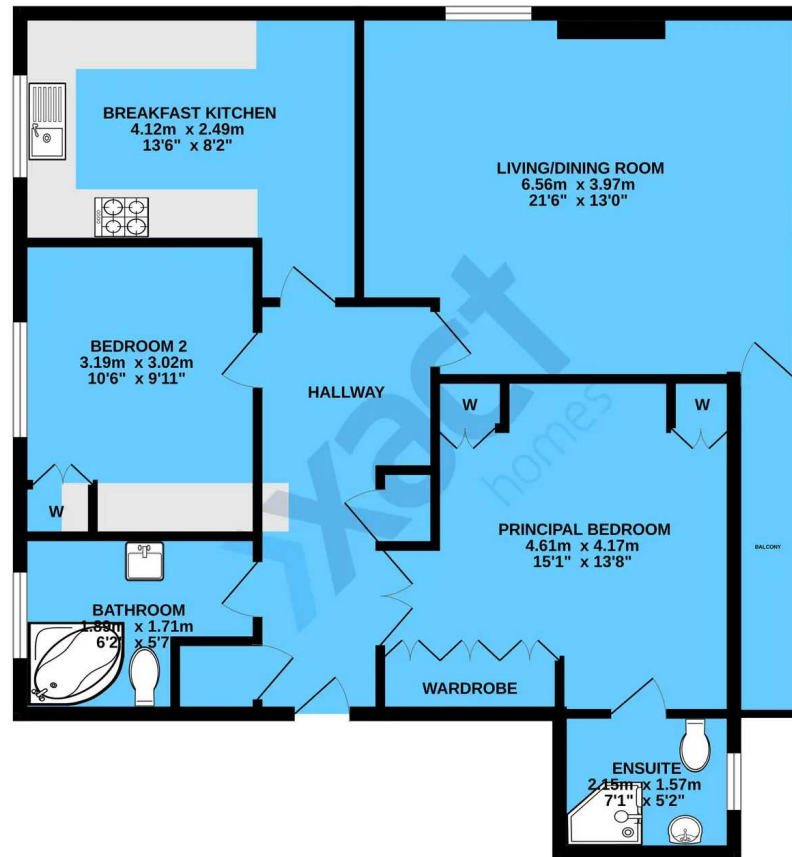


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



FIRST FLOOR



TOTAL FLOOR AREA : 83.0 sq.m. (893 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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