



Union Road, Solihull

Guide Price £185,000





PROPERTY OVERVIEW

We are pleased to present this immaculately presented one-bedroom, second floor apartment, ideal for first-time buyers or investors seeking a property in a prime location. Situated in the heart of Solihull, this property boasts the convenience of urban living with all amenities close at hand. Benefitting from NO UPWARD CHAIN, this apartment features a communal entrance hallway with intercom and lift to all floors, ensuring ease of access. Upon entering the apartment, you are greeted by a spacious entrance hallway leading to a large open plan kitchen/living/dining room complete with integrated appliances, a central island, and a balcony that floods the space with natural light. The generously sized double bedroom features a Juliet balcony, providing a charming touch to the space. A modern family bathroom completes the accommodation. Additionally, the property includes an allocated parking space in a secure underground gated car park, offering peace of mind and convenience for residents.





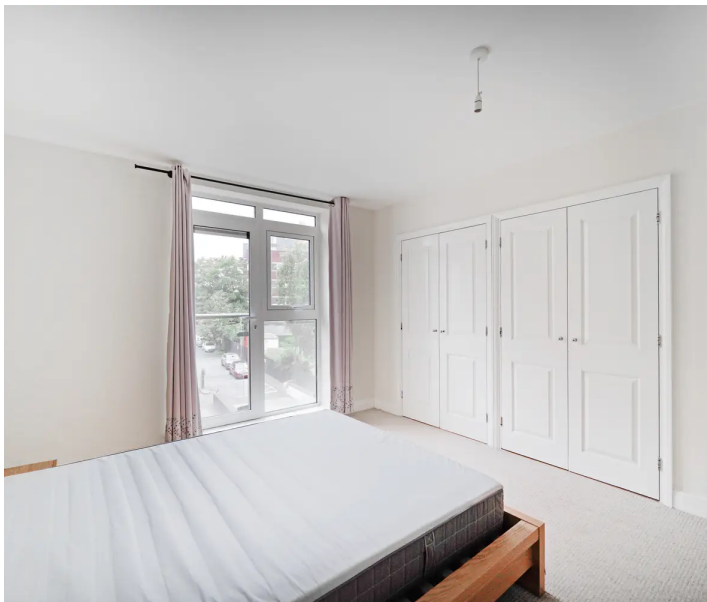
PROPERTY LOCATION

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

- One Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Set In The Heart Of Solihull
- Open Plan Kitchen / Living / Dining Room With Balcony
- Double Bedroom With Juliet Balcony
- Bathroom
- Secure Allocated Parking
- Lift Access To All Floors



ENTRANCE HALLWAY

13' 5" x 10' 4" (4.09m x 3.15m)

KITCHEN/LIVING/DINING ROOM

25' 10" x 12' 10" (7.87m x 3.91m)

BALCONY

**BEDROOM**

14' 4" x 13' 5" (4.37m x 4.09m)

JULIET BALCONY**BATHROOM**

6' 9" x 6' 4" (2.06m x 1.93m)

TOTAL SQUARE FOOTAGE

60 sq.m (646 sq.ft) approx.

OUTSIDE THE PROPERTY**COMMUNAL GARDENS****SECURE GATED PARKING****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, free standing microwave, fridge/freezer, dishwasher, washing machine, all carpets, curtains and light fittings, fitted wardrobes in one bedroom and electric communal garage. Remaining furniture can be included in the sale - sofa, bed, TV unit and hall console.

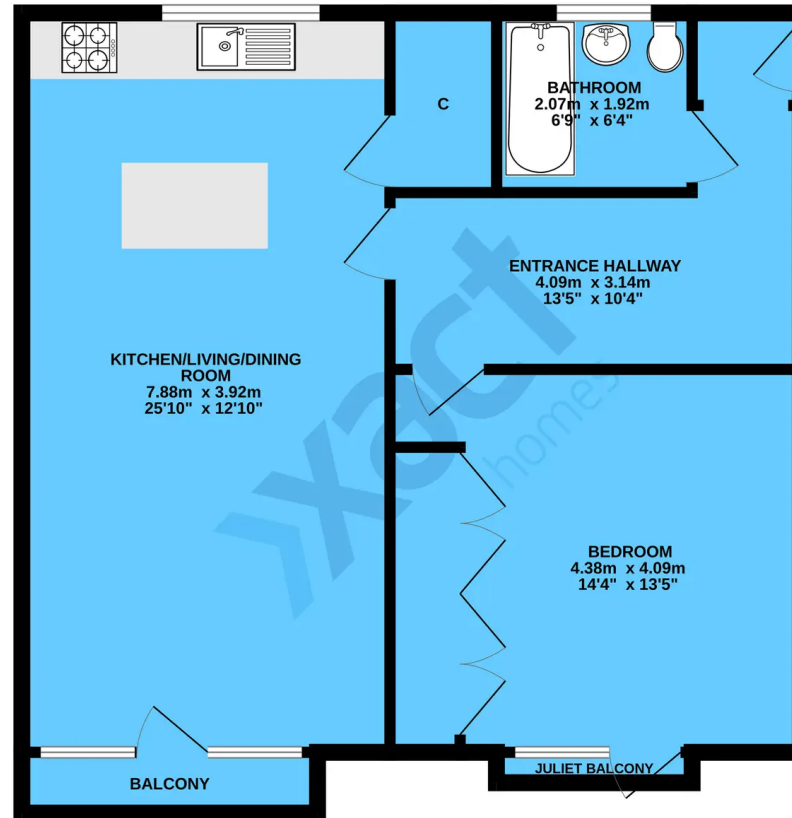
ADDITIONAL INFORMATION

Services - water meter, mains electricity and sewers.
Service charge - £2,890 pa. Ground rent - £189 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.

SECOND FLOOR



TOTAL FLOOR AREA : 60.0 sq.m. (646 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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