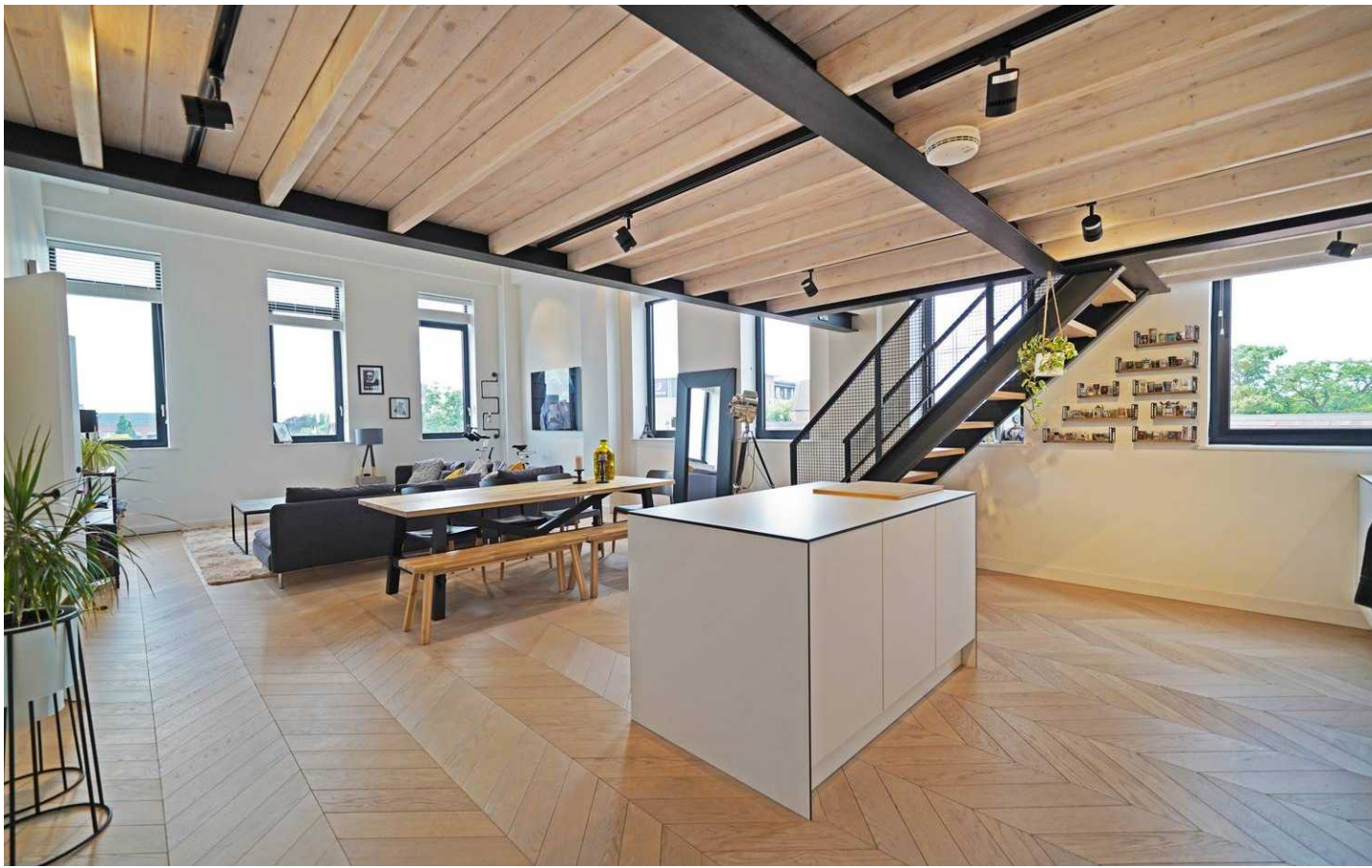




## The Exchange, Poplar Road, Solihull

Offers Over £460,000





## PROPERTY OVERVIEW

Introducing an exceptional opportunity not to be missed – this luxury two-bedroom apartment located in the heart of Solihull presents an exquisite living experience with an unparalleled combination of style, convenience, and functionality.

Beyond the secure entrance and up to the second floor, you will find this remarkable residence, which boasts a desirable feature of having NO UPWARD CHAIN, ensuring a smooth transition for potential buyers. Embodying contemporary elegance, this apartment showcases a spectacular open-plan kitchen / dining / family room as its focal point – a space suffused with an abundance of natural light streaming in through the impressive and expansive windows that grace the property. The integrated kitchen is adorned with top-of-the-line appliances, a spacious central island, and is complemented by a conveniently located utility room catering to white goods.



One of the highlights of this property is the large mezzanine floor that adds an element of versatility to the space, serving as an ideal spot for a home office or an additional family room. Both well-proportioned bedrooms are double in size, with the principal bedroom featuring fitted storage and a luxurious ensuite bathroom, while the second bedroom is complemented by a sizeable family bathroom.





This apartment offers the convenience of not one, but two allocated parking spaces secured behind an electric gate, making urban living hassle-free. The added convenience of lift access to all floors ensures ease of mobility and accessibility for all residents. Experience a unique blend of sophistication and warmth in this remarkable apartment, offering a lifestyle of comfort and convenience. Do not miss this exclusive opportunity to make this exquisite property your very own and indulge in the luxury and versatility it has to offer.

#### 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: F

Tenure: Leasehold





- Luxury Two Bedroom Apartment
- NO UPWARD CHAIN
- Set In The Heart Of Solihull
- Secure Gated Development With Two Parking Spaces
- Large Open Plan Kitchen / Diner / Family Room
- Mezzanine Floor Perfect For Home Office
- Principle Bedroom With Ensuite
- Abundance Of Natural Light Throughout

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

34' 0" x 18' 5" (10.36m x 5.62m)

**UTILITY**

8' 7" x 5' 2" (2.61m x 1.58m)

**PRINCIPAL BEDROOM**

12' 2" x 11' 4" (3.71m x 3.45m)

**ENSUITE**

12' 0" x 4' 2" (3.65m x 1.27m)

**BEDROOM TWO**

13' 0" x 11' 4" (3.95m x 3.46m)

**BATHROOM**

8' 3" x 4' 11" (2.52m x 1.51m)

**MEZZANINE AREA**

18' 5" x 12' 1" (5.61m x 3.68m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 113 sq.m (1216 sq.ft) approx







## **OUTSIDE THE PROPERTY**

### **TWO ALLOCATED PARKING SPACES**

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

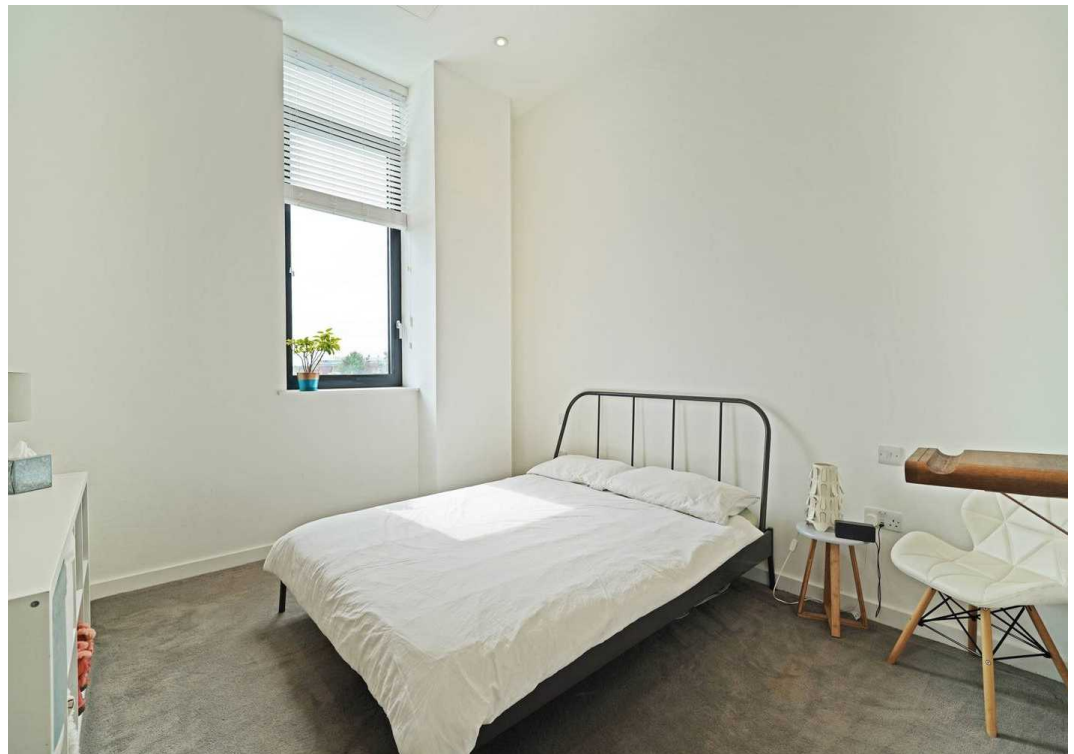
Siemens appliances to include oven, fridge, freezer and dishwasher, Bora appliances including a hob and extractor, all carpets, blinds and light fittings, fitted wardrobes in bedroom one, underfloor heating.

### **ADDITIONAL INFORMATION**

Services – Mains gas, electricity and water on a meter  
Broadband – Three Service Charge -£1,750 pa  
Ground Rent - £250 pa

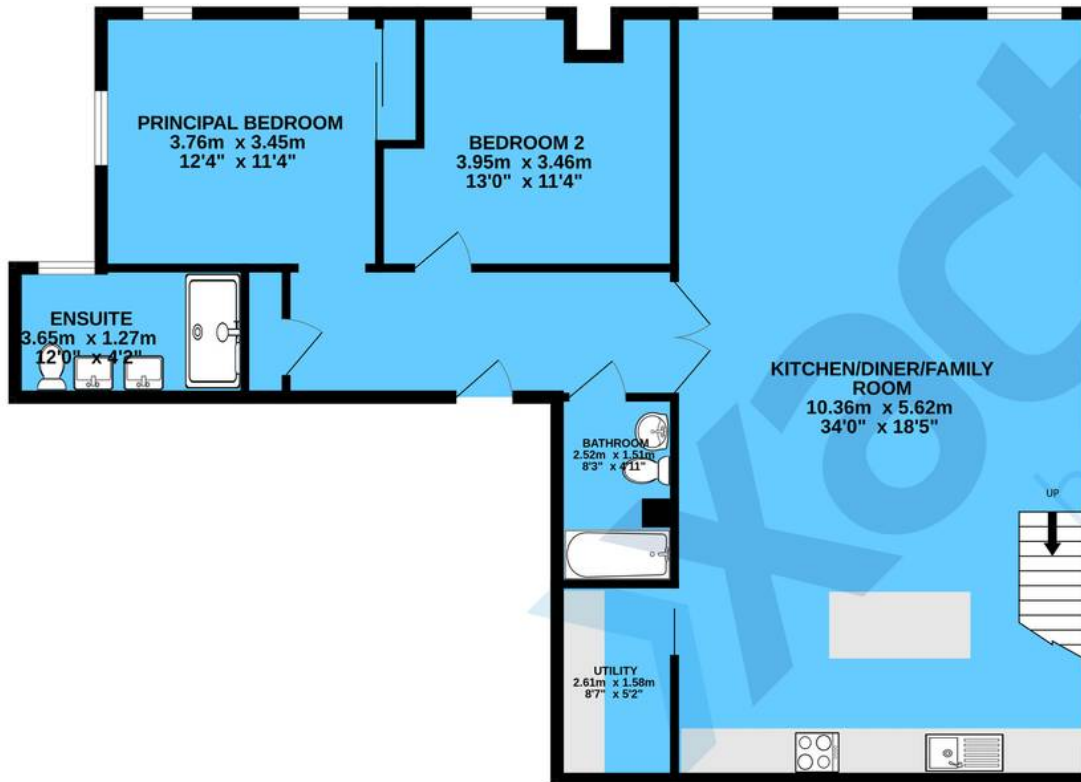
### **MONEY LAUNDERING REGULATIONS**

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.

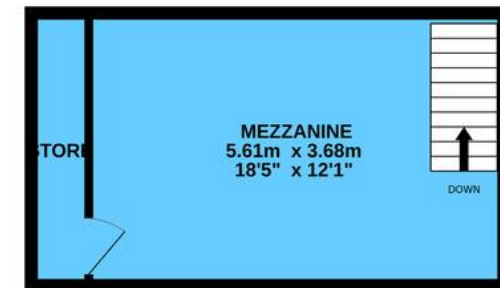




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 113.0 sq.m. (1216 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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