



Kendal Grove, Solihull

Guide Price £150,000





PROPERTY OVERVIEW

Situated within a quiet cul-de-sac, this ground floor apartment offers a fantastic opportunity for first-time buyers or investors with the added benefit of NO UPWARD CHAIN. The property is accessed through a communal entrance hallway featuring a secure intercom system, leading into the apartment's own entrance hallway with ample storage space.

The apartment, which has been freshly decorated, has a new bathroom and new boiler (2024), boasts a stylish open plan living/dining area, seamlessly connected to a fitted kitchen with integrated appliances. The living room extends onto a patio seating area through a set of double doors, offering a tranquil space for relaxation and entertainment. The accommodation includes a generously sized double bedroom serviced by a well-appointed bathroom.

Further enhancing the appeal of this property are the well-maintained communal gardens, storage unit and allocated parking, ensuring convenience and comfort for residents. Don't miss the opportunity to make this charming apartment your own. Contact us today for a viewing.



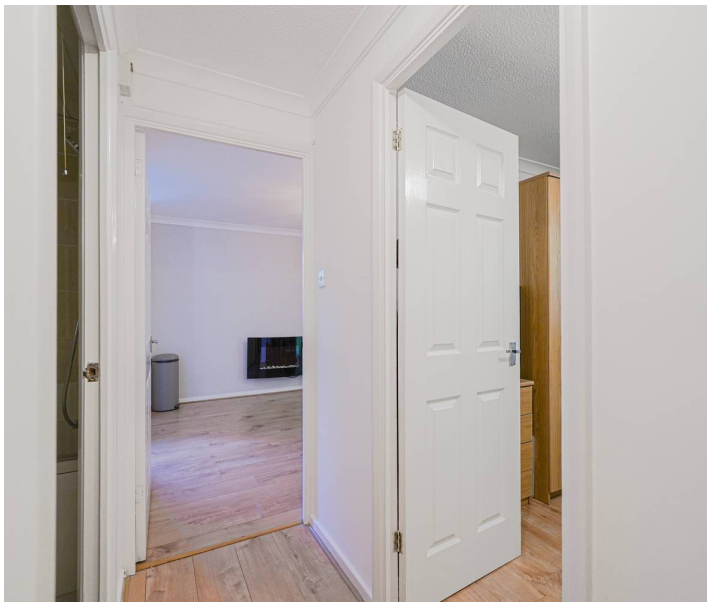
PROPERTY LOCATION

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: B

Tenure: Leasehold

- One Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Quite Cul-De-Sac
- Ideal For First-Time Buyers Or Investors
- Living / Dining Room
- Kitchen With Integrated Appliances
- Double Bedroom
- Allocated Parking
- Communal Gardens





ENTRANCE HALLWAY

LIVING/DINING ROOM

13' 3" x 10' 6" (4.04m x 3.20m)

KITCHEN

8' 2" x 5' 5" (2.49m x 1.65m)

BEDROOM

11' 7" x 9' 2" (3.53m x 2.79m)

BATHROOM

TOTAL SQUARE FOOTAGE

41.4 sq.m (446 sq.ft) approx.

OUTSIDE THE PROPERTY

PATIO SEATING AREA

ALLOCATED PARKING

COMMUNAL GARDENS

ITEMS INCLUDED IN THE SALE

Sold as seen - (includes all whitegoods, the bathroom unit which is Bluetooth enabled and has anti mist protection and storage unit in garden)

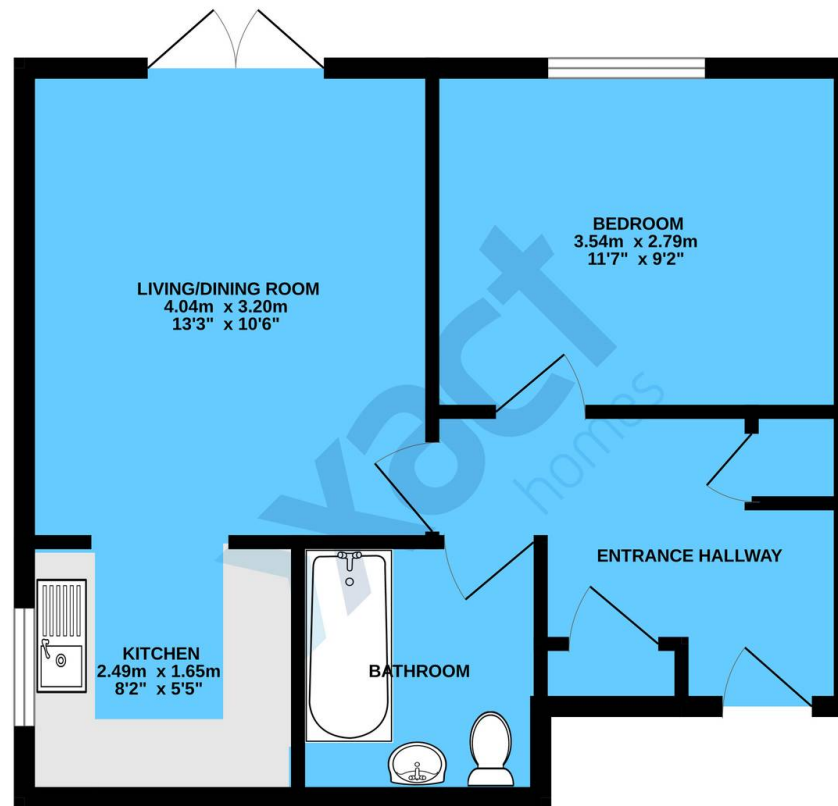
ADDITIONAL INFORMATION

Services - water meter, mains electricity and sewers.
Broadband - Virgin - fibre optic. New boiler - 2024.
Service charge - £1,000 pa (approx.) Ground rent - nil.

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



TOTAL FLOOR AREA: 41.4 sq.m. (446 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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