



23 WHITE FALCON COURT, ALDER PARK ROAD, SOLIHULL, B91 1PA

ASKING PRICE OF £285,000

EPC: C Council Tax Band: D



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Spacious Two Double bedroom Apartment
- First Floor
- Prestigious and Convenient Location
- Well appointed
- Large Lounge
- Fully Fitted Stylish Kitchen
- Fabulous Views
- Two Shower Rooms/WCs



Situated in a much sought after development set within a prestigious location within Solihull, an outstanding, well appointed and spacious two double bedroom first floor apartment. Benefitting from gas CH, UPVC double glazing and good storage. Briefly comprises; reception hall, notable large lounge, fully fitted kitchen/diner with built in appliances and outstanding views, utility room, inner hall, principal bedroom with en-suite shower room/wc, spacious second bedroom, main shower room/wc, garage en-bloc, visitor parking facilities, well maintained and pleasant communal lawned gardens. Well appointed. No chain. Viewing is essential to appreciate the quality of this offering.

RECEPTION HALLWAY security intercom system, cloaks storage

LARGE LOUNGE/DINING ROOM 24' 0" x 13' 5" (7.340m x 4.100m)

light and spacious with picture windows

FULLY FITTED AND INTEGRATED KITCHEN/DINER 13' 4" x 9' 9" (4.072m x 2.972m)

modern glass finished fitted base and wall cupboard units, gas hob, extractor hood over, electric oven and grill, fitted wine cooler, integrated fridge freezer, one and a half board sink unit, part tiled, fabulous extended views over grounds and solihull tree-lines

UTILITY ROOM

INTERNAL HALLWAY with sizeable built-in storage space

BEDROOM ONE 13' 11" max x 10' 3" max (4.255m x 3.126m)
garden views, fitted wardrobes

EN-SUITE SHOWER ROOM/WC fully tiled with double width shower cubicle, sink unit with useful storage and low level flush wc

BEDROOM TWO 14' 8" x 13' 5" (4.471m x 4.111m)
spacious double bedroom with fitted wardrobes

MAIN SHOWER ROOM 6' 6" x 5' 8" (1.995m x 1.737m)
neat white fitted three piece suite comprised of wash hand basin with storage below, gas powered shower cubicle and low level flush wc, fully tiled

OUTSIDE well maintained and pleasant communal lawned grounds, visitor parking

GARAGE EN-BLOC

***** DRAFT DETAILS *****

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.



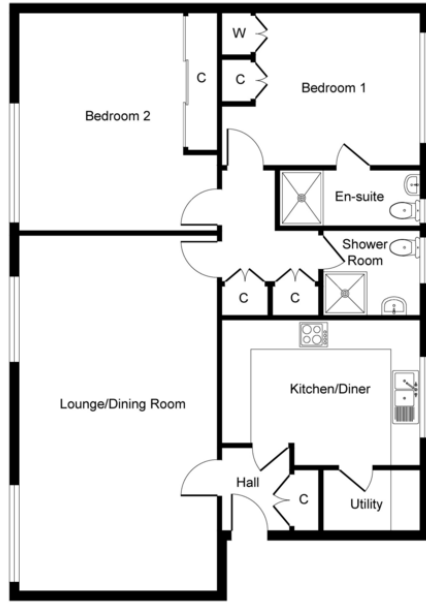
Length of Lease: 996 years approx. (from 2024)

Service Charge: £1,524 pa.

Ground Rent: £27.50 pa.

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Approx. Gross Internal Floor Area 1,011 sq. ft. (93.93 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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