



## Old Warwick Court Solihull, B92 7JT

Senate Property Services are delighted to offer this two double bedroom ground floor apartment with garage in separate block and communal off road parking. Located close to Olton train station with local amenities and M42 motorway link close by. Benefiting from double glazing, electric heating and comprising of secure communal entrance with intercom system, entrance hallway, lounge/diner with feature fireplace, separate refitted kitchen and refitted bathroom with shower.

**£144,950**



# 31 Old Warwick Court, Olton, Solihull, B92 7JT

## PROPERTY DETAILS:

LOUNGE/DINER - 16' 4" x 10' 7" (4.98m x 3.22m)

KITCHEN - 12' 9" x 5' 9" (3.87m x 1.76m)

BEDROOM ONE - 16' 4" x 10' 7" (4.32m x 3.22m)

BEDROOM TWO - 14' 2" x 10' 7" (3.22m x 2.64m)

BATHROOM - 9' 11" x 5' 3" (3.02m x 1.60m)

TENURE - Leasehold with 94 years remaining - TBC

GROUND RENT - Included in the services charge

SERVICE CHARGE - £1300.00 per annum - TBC

POTENTIAL RENT VALUE - £725.00



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.