



ROCKSBOROUGH HOUSE, WARWICK ROAD, SOLIHULL, B92 7GA
OFFERS OVER £160,000



» Spacious Second Floor Apartment

» Ideal For A First Time Purchaser

» Early Viewing Essential

» Spacious Lounge/Dining/Kitchen

» Master Bedroom With Fitted Wardrobes

» Modern Bathroom

» Study

» Allocated Parking Space

» Double Glazed

PROPERTY OVERVIEW

Situated in a most convenient location and within a five minute walk from Olton station, an ideal opportunity to purchase this impressive second floor apartment which would be ideal for a first time purchaser. This apartment which is accessed via a lift or staircase has been immaculately maintained, benefits from gas central heating, UPVC double glazing and has the added attraction of an extra room which would be ideal for a study/home office. The accommodation briefly comprises entrance hall, spacious lounge/dining/kitchen, master bedroom, bathroom, study/home office, allocated parking and communal gardens.

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX

Band B

TENURE

Leasehold - 100+ years remaining on lease

SERVICES

Main gas, electricity and water

BROADBAND

Virgin Media

GARDEN

Communal

SERVICE CHARGE

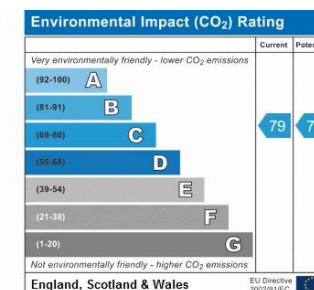
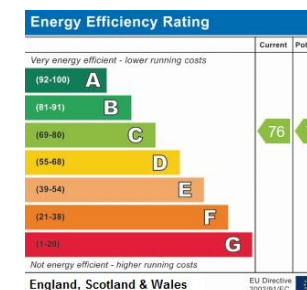
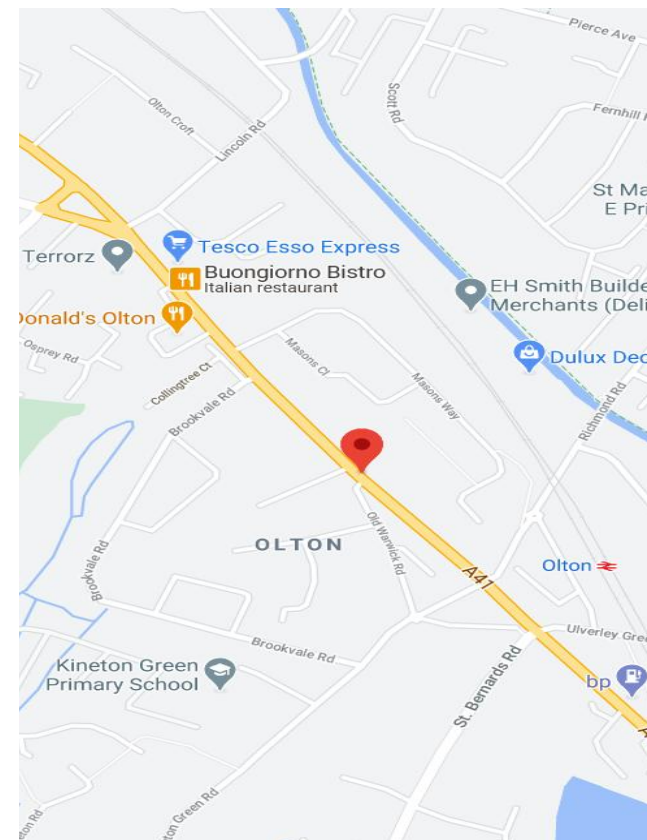
£1400.00 pa

GROUND RENT

£240.00 pa

ITEMS INCLUDED IN THE SALE

Neff oven & extractor, hob, Hotpoint fridge freezer, Smeg dishwasher, Hotpoint washer/dryer, all blinds, some light fittings and fitted wardrobes in bedroom one and bedroom two/study.



VIA THE LIFT OF STAIRCASE

FLAT 24

ENTRANCE HALL

LIVING/DINING ROOM

14' 2" x 13' 3" (max) (4.34m x 4.04m)

FITTED KITCHEN

10' 0" x 7' 8" (3.05m x 2.35m)

STUDY/HOME OFFICE

9' 1" x 8' 9" (2.79m x 2.67m)

BEDROOM

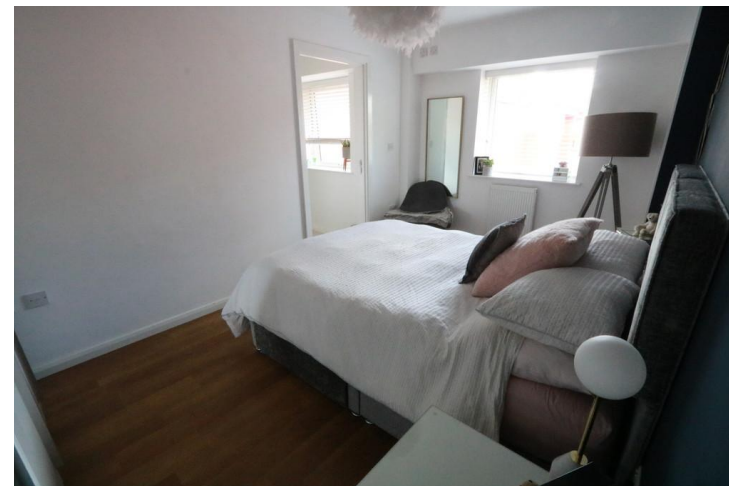
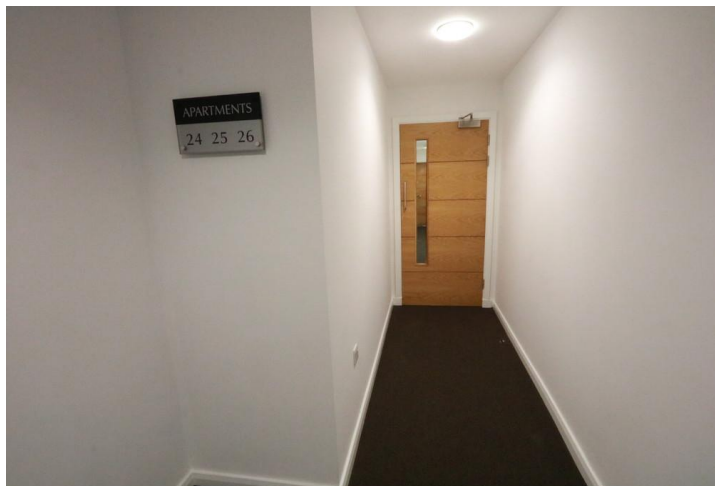
14' 11" x 9' 1" (4.55m x 2.79m)

BATHROOM

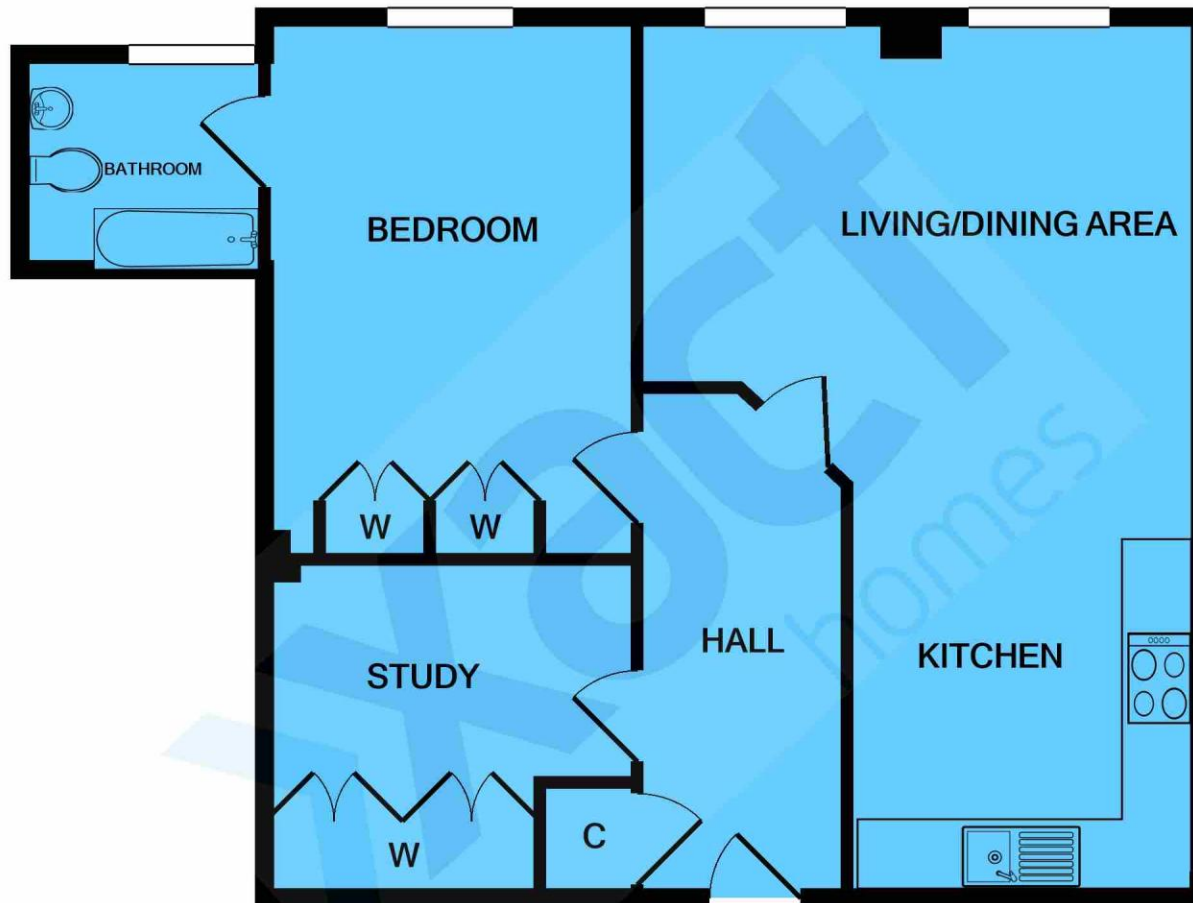
OUTSIDE THE PROPERTY

COMMUNAL GARDENS

COMMUNAL GATED PARKING - 1 SPACE







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. 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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