



- Approx. 6% Yield for Investors
- No Upward Chain
- Gated Development
- Convenient Location

### Flat 13 Warwick Park Court, 252 Warwick Road, Solihull, B92 7AJ

**\*\* FANTASTIC INVESTOR OR FIRST TIME BUYER OPPORTUNITY \*\*** Offering a yield of approximately 6% this apartment **MUST BE VIEWED** to avoid missing out! This superbly presented second floor apartment, which overlooks Olton Mere to the rear, is ideally located for Dovehouse Parade of shops, local bus routes, Solihull town centre and all of its amenities to include the renowned Touchwood Shopping Centre, the Midlands motorway network and Birmingham International Airport. OFFERED WITH NO UPWARD CHAIN.



## Property Description

### **DETAILS**

Situated to the rear of Warwick Park Court and having the scenic outlook over Olton Mere, this second floor apartment simply must be viewed. The accommodation in brief affords entrance hallway with two useful storage cupboards, modern fitted kitchen, lounge/dining room with Juliet balcony, double bedroom with fitted wardrobe and newly updated bathroom.

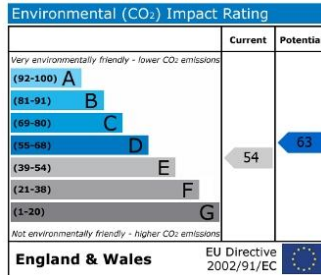
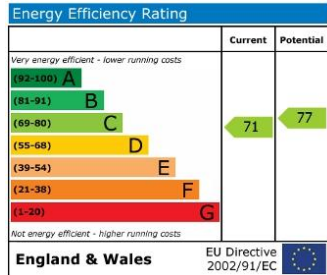
### **OUTSIDE**

The apartment is approached via a secure gated access and benefits from 2 allocated parking spaces.

### **VIEWINGS**

At short notice with DM & Co. Homes on 0121 775 0101 or by email [sales@dmandcohomes.co.uk](mailto:sales@dmandcohomes.co.uk).





## GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Leasehold with 110 years extended on the lease upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

## OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering renting a property or letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

## WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

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.

## Second Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 43.2 sq. metres (465.1 sq. feet)