



WESTLEY HEIGHTS, WARWICK ROAD, SOLIHULL, B92 7JX
ASKING PRICE OF £147,500

DRAFT



»X Ground Floor Apartment

»X Ideal For A First Time Purchaser Or Investor

»X No Upward Chain

»X Gated Entrance

»X Brand New Fitted Kitchen

»X Spacious Open Plan Lounge/Dining/Kitchen

»X One Bedroom

»X Private Patio Area

»X Allocated Parking

PROPERTY OVERVIEW

Situated in a most popular location with easy access to Birmingham, Solihull and Olton railway station, an ideal opportunity to purchase this spacious ground floor apartment set behind a gated entrance. This spacious one bedroom apartment would be ideal for a first time purchaser or investor, benefits from UPVC double glazing, electric heating and has the added attraction of a brand new fitted kitchen and redecoration. The accommodation briefly comprises entrance hall, open plan lounge/dining/kitchen, one double bedroom, bathroom, large storage room, 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 - 106 years remaining

SERVICES

Electric heaters and water on a meter

BROADBAND

Sky

SERVICE CHARGE

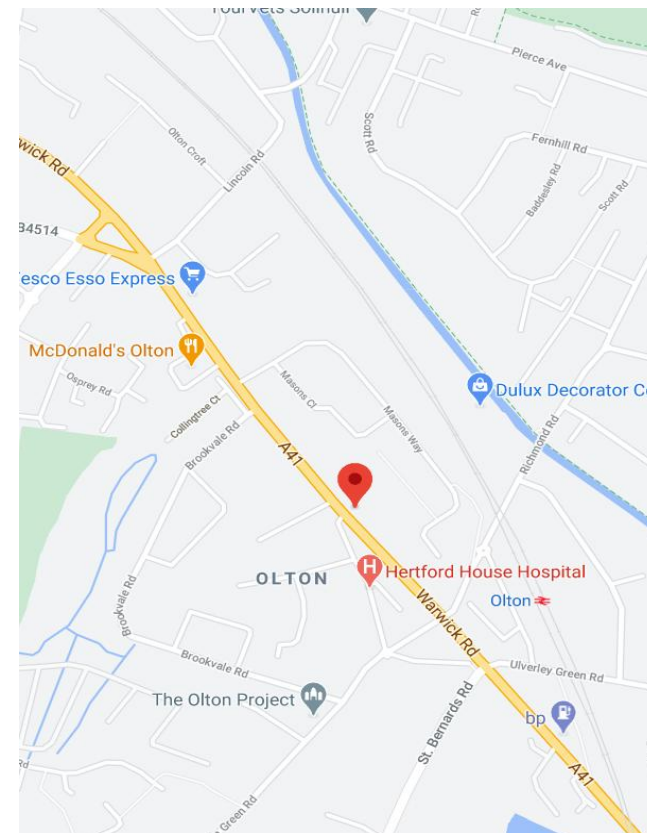
£1800.00 pa

GROUND RENT

£175.00 pa

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge freezer, dishwasher and washing machine, all carpets, curtains and blinds



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

ENTRANCE HALL

10' 5" x 4' 5" (3.18m x 1.37m)

OPEN PLAN LOUNGE/DINING/KITCHEN

LOUNGE

16' 0" x 12' 0" (4.89m x 3.68m)

KITCHEN

11' 4" x 7' 10" (3.47m x 2.39m)

BEDROOM ONE

11' 3" x 9' 6" (3.45m x 2.92m)

BATHROOM

9' 6" x 5' 2" (2.92m x 1.59m)

STORE ROOM

6' 3" x 5' 2" (1.93m x 1.59m)

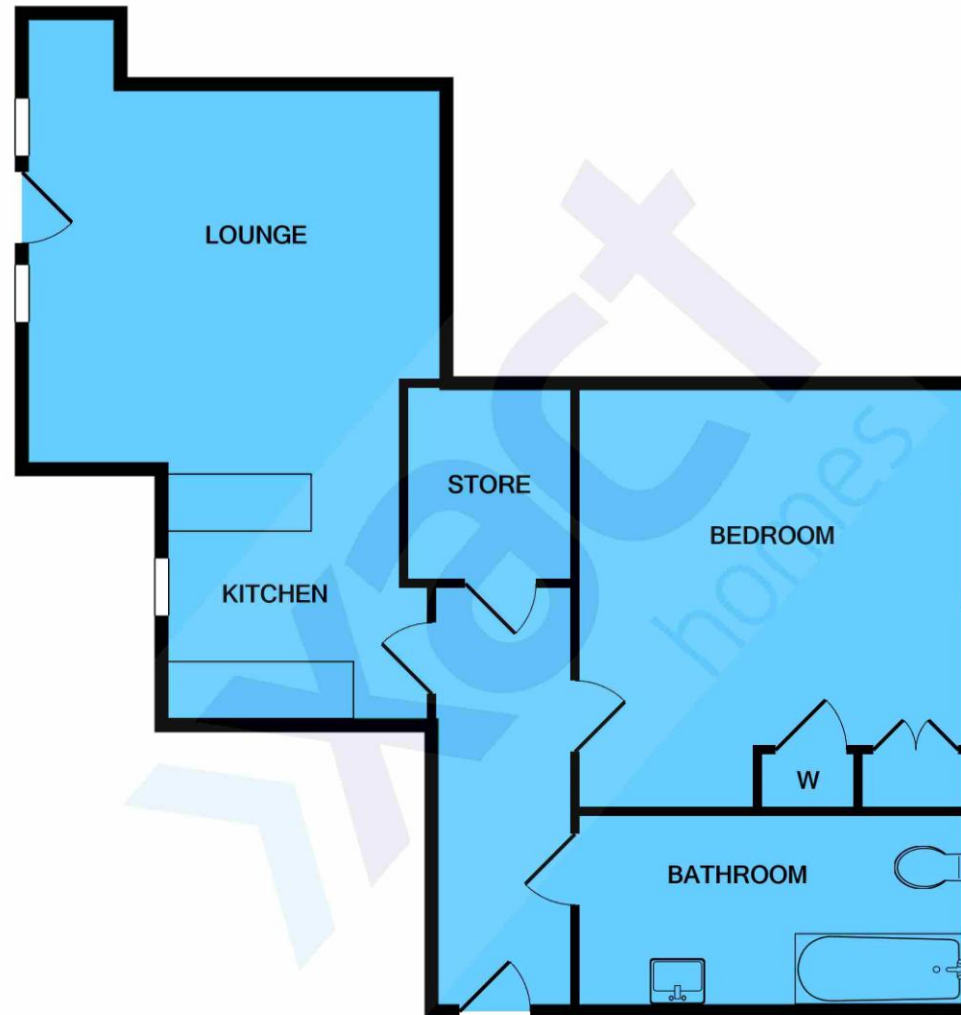
OUTSIDE THE PROPERTY

PARKING SPACE

COMMUNAL GARDENS







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
Made with Metropix ©2021