



ST. GERARDS COURT, ST. GERARDS ROAD, SOLIHULL, B91 1TY
ASKING PRICE OF £180,000



- »X First Floor Flat
- »X Totally Refurbished
- »X Long Extended Lease

- »X Ideal For A First Time Purchaser or Investor
- »X UPVC Double Glazed
- »X Electric Heating Throughout

- »X Tastefully Decorated
- »X Luxury Fitted Kitchen & Bathroom
- »X Garage

PROPERTY OVERVIEW

Situated in a most sought after location, an ideal opportunity to purchase this first floor flat which would be ideal for a first time purchaser or investor. This property has been immaculately modernised and decorated throughout, benefits from UPVC double glazing, new electric heating and windows and has the added attraction of a long extended lease. This property benefits from a brand new fitted kitchen and bathroom and briefly comprises communal entrance hall, reception hall, lounge/dining room, balcony, brand new fitted kitchen, two double bedrooms, modern refitted bathroom, garage and communal gardens.

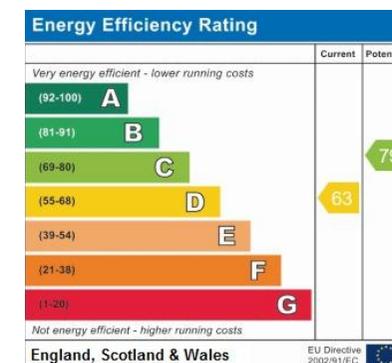
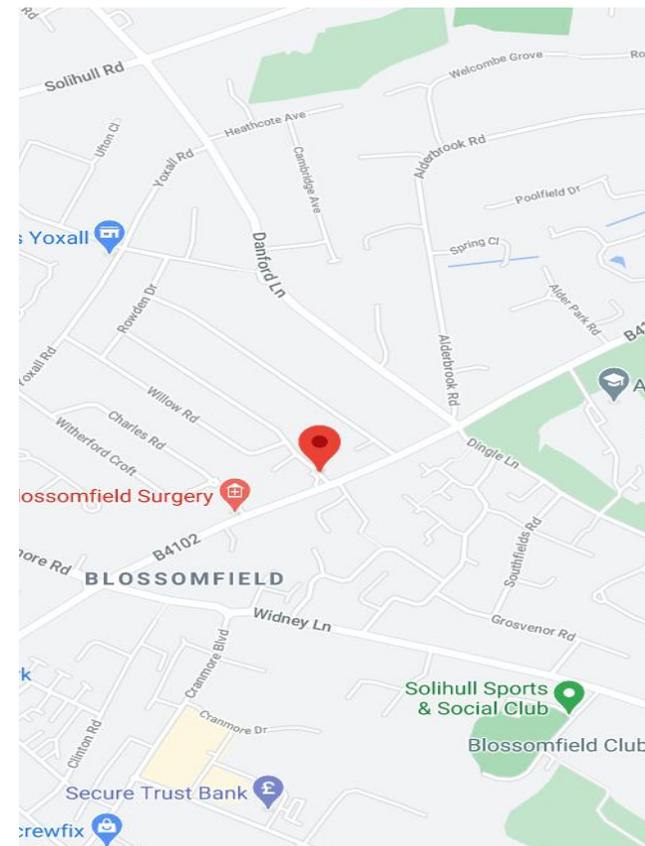
PROPERTY LOCATION

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 C
TENURE	Leasehold - 128 years remaining
SERVICES	Electric heating and water on a meter
GARDENS	Communal
SERVICE CHARGE	£1650.00 pa

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, all blinds and fitted wardrobes in bedroom two.



COMMUNAL ENTRANCE HALL

RECEPTION HALL

LOUNGE / DINING ROOM

11' 6" x 16' 4" (3.52m x 4.99m)

BALCONY

BRAND NEW KITCHEN

8' 3" x 7' 8" (2.52m x 2.34m)

BEDROOM ONE

11' 6" x 10' 4" (3.52m x 3.17m)

BEDROOM TWO

10' 9" x 8' 5" (max) (3.28m x 2.58m)

MODERN BATHROOM

8' 0" x 6' 6" (2.45m x 2.00m)

OUTSIDE

COMMUNAL GARDENS

GARAGE





TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.4 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. 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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