



melvyn
Danes
ESTATE AGENTS

Alderwood Place

Solihull

Asking Price £250,000

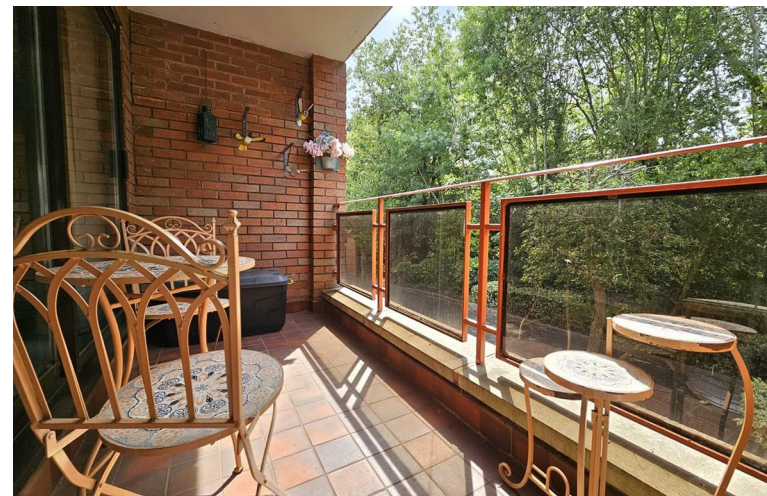
Description

Alderwood Place is found just off Princes Way which leads directly from Church Hill Road and the town centre of Solihull within walking distance of Touchwood shopping centre. Solihull has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Travelling away from Solihull along Blossomfield Road one will join Marshall Lake Road where one will find Sears Retail Park. Marshall Lake Road joins the A34 Stratford Road which gives access to the city centre of Birmingham, via Shirley and Hall Green, and in the opposite direction to junction 4 of the M42 motorway. Following the motor way north east to junction 5 that gives convenient access to the A41 Warwick road, another main arterial road that gives direct access to Solihull. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

This lovely first floor apartment offers good sized rooms and enjoys a private sunny balcony. A pathway through the gardens leads to a communal entrance door with security intercom access to the stairs and front door into the accommodation which comprises of entrance hall with storage options, open plan living dining room with dual aspect window and a side door onto the generous balcony. Recently fitted kitchen with breakfast bar and a range of integrated appliances. Bedroom one which benefits from a large bank of fitted wardrobes, sliding glazed doors onto the balcony and access into the fitted en-suite shower room. The second bedroom is a good double currently set up as study and hobby room. The bathroom is a good size and well finished with airing cupboard. The property also benefits from communal off road parking, gardens and a private single garage.

The accommodation has been refreshed and refitted by the current owners and offers spacious and bright accommodation holding an excellent position and within good school catchments.



Accommodation

Entrance Lobby

Entrance Hall

Living/Dining Room

21'7" x 13'0" max (6.580 x 3.987 max)

Fitted Kitchen

8'2" x 14'5" (2.511 x 4.410)

Balcony

Bedroom One

13'9" max x 15'1" (4.198 max x 4.606)

En-Suite

5'2" x 6'6" (1.581 x 2.002)

Bedroom Two

10'5" x 10'0" (3.181 x 3.052)

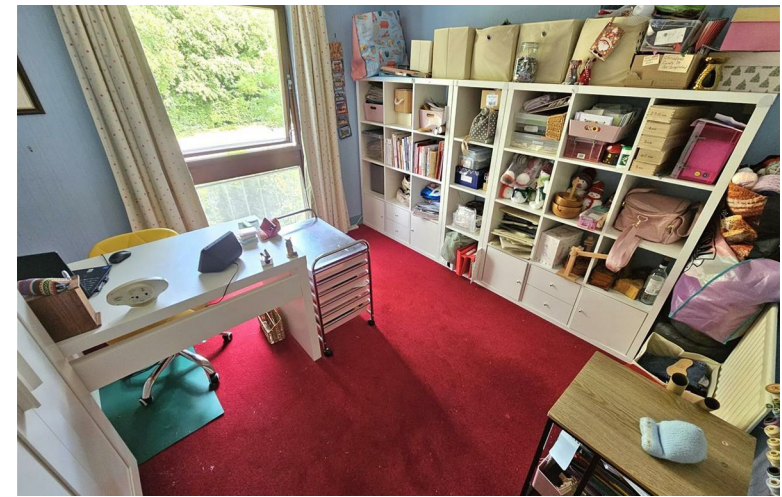
Bathroom

6'4" x 9'11" (1.942 x 3.029)

Single Garage

8'2" x 18'8" (2.499 x 5.701)

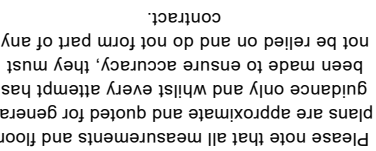
Communal Parking And Grounds



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MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new business, and to ensure that this is done on time to time. To avoid the above steps being delayed or information from non-compliant individuals or companies which we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

A map of the Solihull area in the UK. A green teardrop-shaped marker is placed in the center of the town, labeled 'Solihull'. Surrounding the marker are several educational institutions: 'Solihull Sixth Form College' to the north, 'Solihull College & University Centre' to the east, and 'Solihull School' to the south. The map also shows 'Tudor Grange Park' and 'Bruton Park'. Major roads include 'Warwick Rd', 'Solihull Bypass', 'New Rd', 'Homer Rd', 'Princes Way', 'Lode Ln', 'Blossomfield Rd', 'Danford Ln', and 'Sharmans Cross Rd'. The map is credited to 'Map data © 2017' and 'Google'.



52 Alderwood Place Solihull B91 3HX
Council Tax Band: C

