

melvyn  
**Danes**  
ESTATE AGENTS

Westley Heights, Warwick Road  
Solihull  
Asking Price £180,000

## Description

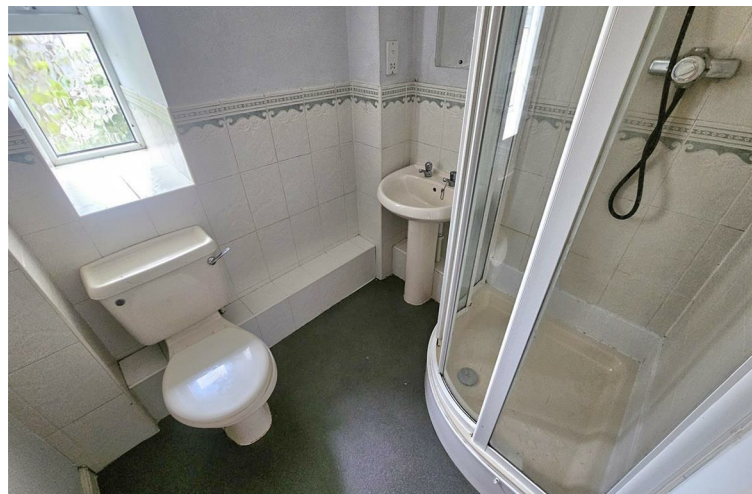
Situated in this most convenient location close to Olton Railway Station, this purpose built apartment is being sold with no chain and is available immediately.

The main Warwick Road links Solihull Town Centre with Birmingham City Centre and along its length there are frequent bus services. There are local shops in Olton Hollow and of course some 2 miles distant is Solihull Town Centre; making it the most convenient of locations to reside.

The apartment is situated on the upper floor and is accessed via a lift or staircase and comprises of entrance hall with ample storage options. Large living/dining room with open arch into the fitted kitchen with a range of integrated appliances and space for freestanding white goods.

The apartment offers two double bedrooms both of which benefit from fitted wardrobes with there principle having an en-suite shower room, off the hall is the recently fitted bathroom with vanity storage and shower over bath.

The accommodation benefits from allocated parking as well as guest spaces and is accessed via electric gates and secure intercom access.



**Accommodation**

**Communal Entrance**

**Private Entrance Hall**

**Living/Kitchen**

24'11" x 11'10" max (7.619 x 3.626 max)

**Bedroom One**

15'2" x 9'8" (4.647 x 2.951)

**En-suite**

6'6" x 5'9" (1.984 x 1.762)

**Bedroom Two**

9'10" x 12'11" (3.009 x 3.949)

**Bathroom**

7'11" x 6'1" (2.437 x 1.864)

**Allocated And Guest Parking**

**Communal Grounds And Parking**



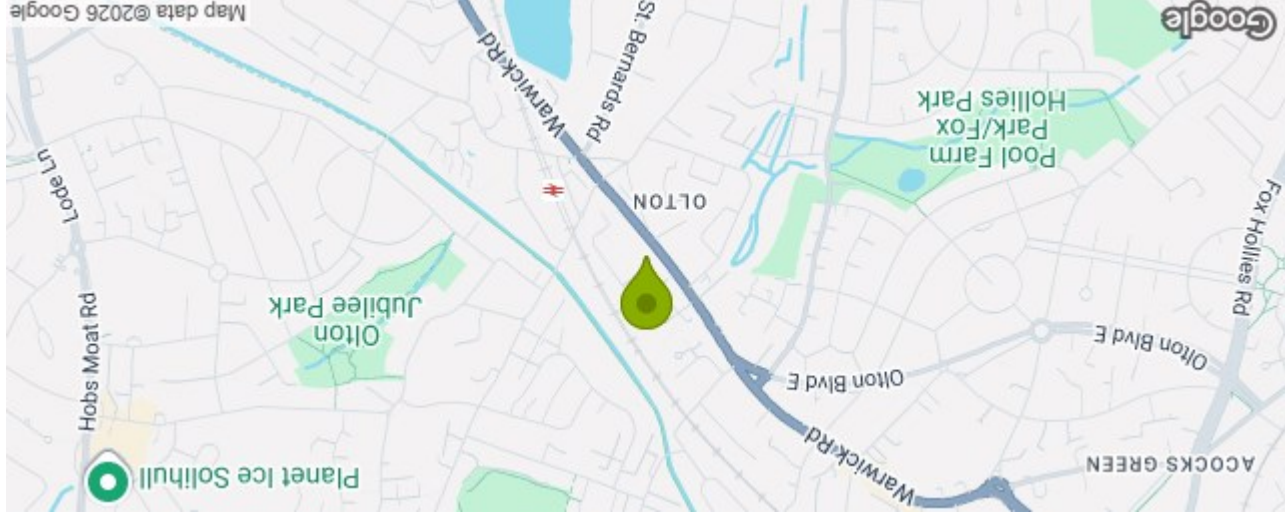
TENURE: We are advised that the property is Leasehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 31/3/2026 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

**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 instructions, and to review this from time to time. To avoid the need to request detailed identify information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately 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.

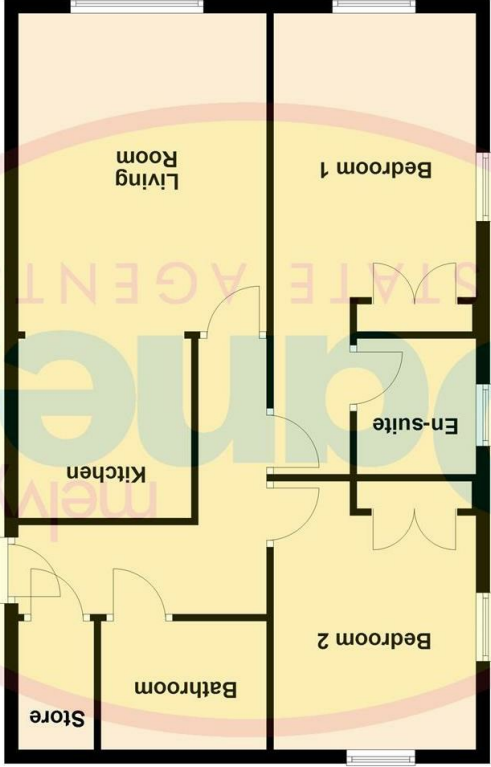
**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



## Westley Heights 115 Westley Heights, Warwick Road Solihull Solihull B92 7JX Council Tax Band: B

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive	2002/91/EC

Current: 59  
Potential: 59



Ground Floor

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.