



Middlewood Close, Solihull

Offers in the region of £225,000

- SECOND FLOOR APARTMENT
- DINING AREA
- TWO DOUBLE BEDROOMS
- MAIN BATHROOM
- SECURE INTERCOM
- LOUNGE
- OPEN PLAN KITCHEN
- MASTER EN SUITE
- ALLOCATED PARKING
- NO UPWARD CHAIN

Middlewood Close leads directly off Wharf Lane, sited just off Cornyx Lane which in turn joins Lode Lane via Moat Lane giving direct access to the town centre of Solihull and along which regular bus services operate to the town centre of Solihull. Travelling away from Solihull along Lode Lane one will come to Hobs Moat Road where one will find a crescent of shops together with Solihull Ice Rink and a choice of restaurants and takeaway outlets.

Hobs Moat Road leads out to the A45 Coventry Road at the Wheatsheaf which will take you to the city centre of Birmingham or in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Solihull has a thriving business community and boasts its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

HALLWAY

Having ceiling light point, storage cupboard and doors radiating off to the accomodation

LOUNGE / KITCHEN

18'4" (max) x 26'6" (max) (5.59m (max) x 8.08m (max))



Having ceiling light point, central heating radiator, dining area, kitchen fitted with a comprehensive range of draw, base, and mounted storage units with work surfaces over incorporating sink and drainer, integrated oven and hob, space for fridge / freezer and spaced & plumbing for washing machine and dishwasher with UPVC double glazed windows to rear.

BEDROOM ONE

14" x 9'5" (4.27m x 2.87m)



Having ceiling light point, central heating radiator, fitted wardrobes and UPVC double glazed windows to rear

EN SUITE

6'8" x 5'5" (2.03m x 1.65m)



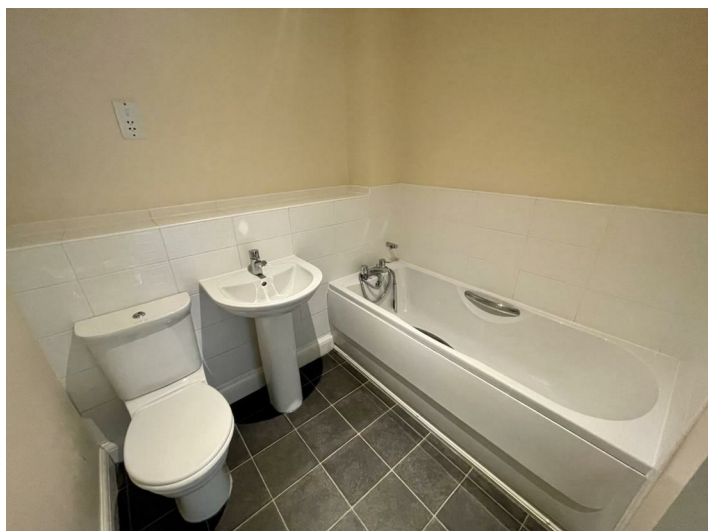
Having ceiling light point, heated towel rail, shower tray with screen and shower over, sink basin with mixer tap and low level WC

BEDROOM TWO
12" x 7'2" (3.66m x 2.18m)



Having ceiling light point, central heating radiator and UPVC window to side

BATHROOM
8'1" x 6'9" (2.46m x 2.06m)



Having ceiling light point, panelled bath with taps, low level WC and sink basin with mixer tap

PARKING

One allocated parking space numbered to correspond with the apartment

FLOOR PLAN

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.



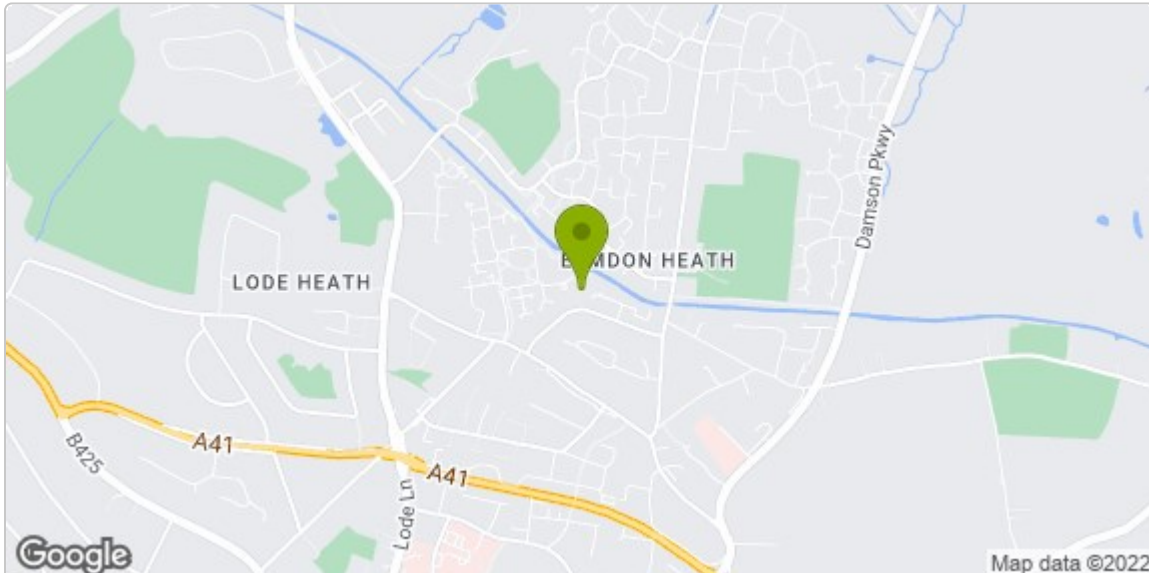
TENURE: We are advised that the property is leasehold, the annual Service Charge is £1116 and the Ground Rent is £192 per annum, both paid every 6 months. There are approximately 84 years remaining on the lease.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



ADDRESS

Apartment 92 Middlewood
Close Solihull B91 2TY

Energy Efficiency Rating		
	Current	Potential
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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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