

**AP MORGAN**



**Westwood Grove, Solihull**  
Asking Price £265,000

### Features:

- Two Double Bedrooms
- Ensuite To Principal Bedroom
- No Upward Chain
- Secure Gated Allocated Parking Space
- Patio Area
- Lounge / Diner
- Refurbished Kitchen
- Sought After Location

### Description:

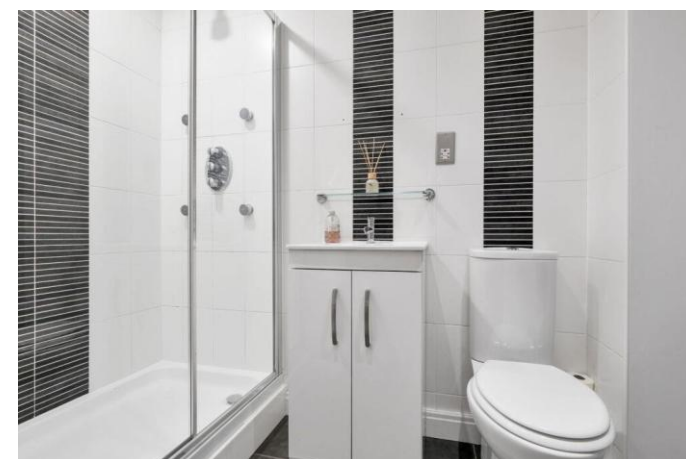
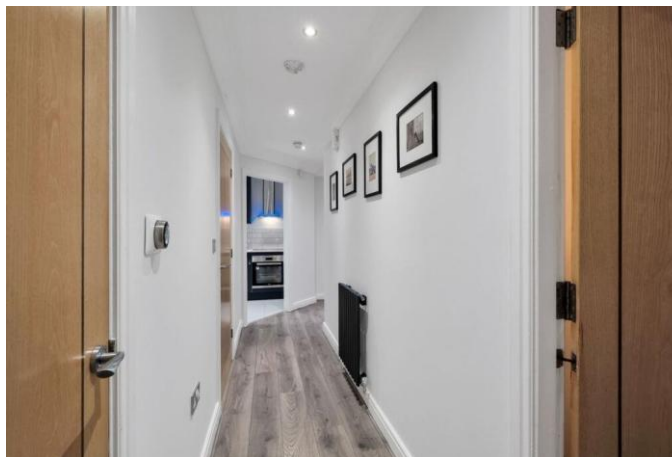
Discover this beautifully presented two bedroom ground floor apartment, ideally situated in the heart of Solihull. Offered with allocated parking and no upward chain, this property combines convenience and modern living in a prime location.

Approaching the property, you are greeted by secure gates that lead to a designated parking space. The secure intercom entrance provides peace of mind and easy access.

Inside, the apartment features a spacious lounge diner on the right, opening onto a private patio area and communal gardens, perfect for relaxing and entertaining. The recently refurbished kitchen boasts contemporary fittings and new flooring throughout, adding a fresh and stylish touch to the home.

The apartment comprises two well-appointed bedrooms, with the master bedroom benefiting from an ensuite shower room. Additionally, there is a family bathroom with a bath and shower over, ensuring ample space for all your needs. The hallway includes convenient storage solutions.

With its excellent location, modern amenities, and thoughtful design, this apartment offers a comfortable and enjoyable lifestyle in the vibrant heart of Solihull.



**Details:**

**Hall**

**Lounge/Diner** 20' x 15'8" (6.1m x 4.78m)

**Kitchen** 9'4" x 9'4" (2.84m x 2.84m)

**Bathroom** 7'6" x 6'8" (2.29m x 2.03m)

**Principal Bedroom** 13'6" x 13'5" (4.11m x 4.1m)

**Ensuite**

**Bedroom 2** 11'8" x 9'4" (3.56m x 2.84m)



**EPC Rating:** C

**Council Tax Band:** (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

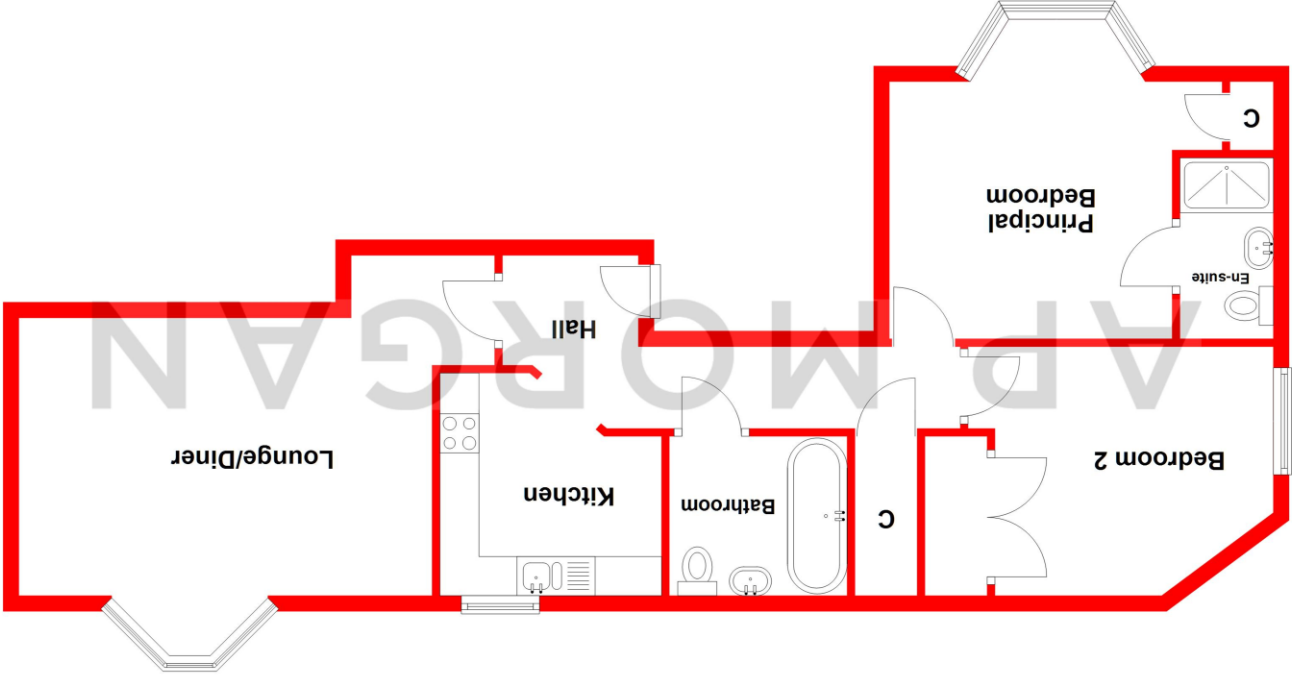
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor  
Approx. 833.2 sq. feet

Total area: approx. 833.2 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Plan produced using PlanUp.

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