

AP MORGAN



Warwick Road, Solihull

Asking Price £135,000

Features:

- One-bedroom apartment
- First floor with lift & stairwell access
- Fitted kitchen with appliances
- Bathroom with shower over bath
- Allocated resident parking
- Secure gated entry with intercom system
- Well located with abundant amenities
- Olton train station nearby

Description:

No Onward Chain

A delightful one-bedroom apartment situated on the first floor of a secure, conveniently located building. This property offers an electronic gated entrance, resident and guest parking, and key fob entry to the building.

Situated in a prime location on Warwick Road, the building is accessed by a securely gated driveway with intercom. The property also benefits from lift access.

The apartment door opens into an entrance hall with an integrated cupboard and doors to each room radiating. The open-plan living room and kitchen area provides a versatile space for relaxation and entertaining. The kitchen is equipped with modern appliances, including an oven, hob and extractor, full-sized fridge/freezer and a washer/dryer. The bathroom is well-appointed with a full-sized bathtub with shower above, a toilet, and a sink, providing all necessary amenities in a well-proportioned space. The bedroom is spacious and enjoys ample daylight, featuring a built-in wardrobe offering ample storage.

This apartment is located in Olton within easy reach of local amenities, including shops, restaurants, a library, and public transport links - including Olton train station. The area is well-connected, providing quick access to Birmingham city centre and surrounding areas.



Families will appreciate the selection of highly regarded schools in and around Olton, catering to all age groups. There are also plenty of healthcare facilities and gyms, plus Olton Reservoir.

Years remaining on lease: 117 years

Ground rent: £175 per annum

Details:

Hallway

Bedroom 11'7"x12'4" (3.53mx3.76m)

Living Room/Kitchen 10'8"x18'7" (3.25mx5.66m) Max. dimensions

Bathroom 6'10"x6'3" (2.08mx1.9m)



EPC Rating: C

Council Tax Band: A (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

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.

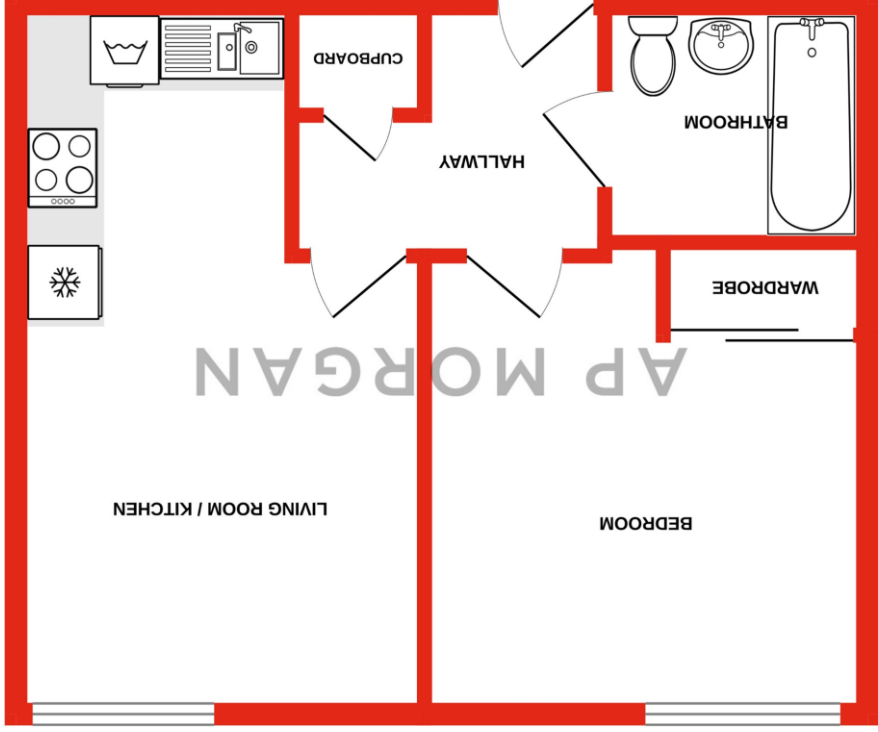
Need a solicitor?

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.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 412 sq. ft. (38.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained the 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, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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