

AP MORGAN



**Manor Road, Solihull**  
Guide Price £275,000

**Features:**

- For Sale Via Modern Method of Auction
- Two Double Bedroom First Floor Apartment
- Fitted Kitchen with Integrated Appliances
- Gated Development
- Central Solihull Location
- Off-Road Parking with Garage
- Surrounded by Manicured Communal Gardens
- Close to Public Transport & Motorway Networks

**Description:**

\*For Sale Via Modern Method Of Auction\*

This remarkable two double bedroom first floor apartment is part of a gated development, Offering security and great central location within walking distance to Solihull town centre.

This remarkable 1st-floor apartment is being sold as an investment opportunity with tenants in situ currently paying £1495 pcm. This 1st floor apartment is part of a gated development, offering both exclusivity and security. Its spacious layout provides ample living space.

The prime location within walking distance of Solihull Town Centre adds convenience, providing easy access to a wealth of amenities including the iconic Touchwood Shopping Centre.

The proximity to Solihull Railway Station and Junction 3 of the M42 adds to the accessibility and convenience of the location which offers excellent transportation links both locally further afield.

Access the development through a remote-controlled security gate leading to a reserved parking bay and dedicated garage.

Francis House is set back from Manor Road and is surrounded by manicured communal gardens.

The apartment is set on the 2nd floor and is served by a passenger lift and comprises of the following accommodation.



This Property is being sold by AP Morgan Modern Method Auction.

Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,000 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

This method of auction requires both parties to complete the transaction within 56 days of the fee being paid and reservation form completed and returned.

#### Details:

Hall

**Living Room** 17'5" x 17' (5.3m x 5.18m)

**Dining Room** 12'1" x 8'5" (3.68m x 2.57m)

**Master Bedroom** 10'3" x 9'5" (3.12m x 2.87m) Both Max

**En-Suite** 7'3" x 5' (2.2m x 1.52m)

**Bedroom 2** 11'3" x 10' (3.43m x 3.05m) Both Max

**Bathroom** 7'10" x 6'4" (2.4m x 1.93m)

**EPC Rating:** C

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

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

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



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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 £39 + 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.

## Identity Checks

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.

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视窗, 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.

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)

How can we help you?

