

**AP MORGAN**



**Woodshires Road, Solihull, West Midlands**  
Asking Price £210,000

### Features:

- Popular Location
- Two Bedroom Upper Floor Apartment
- Good Condition Throughout
- Spacious Lounge/Diner
- Two Double Bedrooms
- Allocated Parking
- Small Balcony with Views
- Close to Local Shops and Amenities

### Description:

An Ace of a property! Situated in a sought-after location is this immaculately presented two-bedroom upper floor apartment. Located in the heart of desirable Solihull, this modern home offers stylish living with excellent access to local amenities and transport links.

### Approach

The property is set within a well-maintained development, approached via allocated parking and a secure communal entrance with intercom system, leading up to the second floor via a modern lift service.

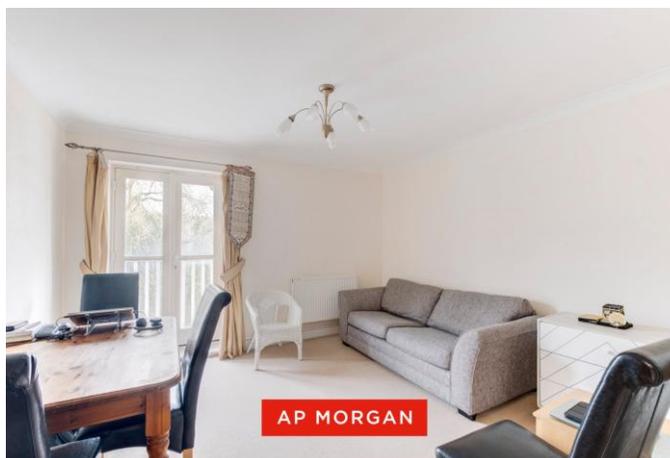
### Interior

Once inside, the welcoming hallway benefits from useful storage cupboards and leads through to a bright and spacious lounge/dining room with a charming balcony, ideal for entertaining or relaxing. The adjoining kitchen is well-appointed with modern fittings and integrated appliances.

The apartment features two generously sized bedrooms. The master-bedroom also has a private en-suite shower room. A contemporary family bathroom services the second bedroom, completing the accommodation.

### Location

Perfectly positioned, the property is within walking distance of Olton Train Station, offering excellent rail links. Solihull town centre with its array of shops, bars, and restaurants is close by, while the main motorway networks including the M42 and M40 are easily accessible, making this an ideal home for professionals and commuters alike.



**Details:**

**Hall**

**Lounge** 12'6" x 11'7" (3.8m x 3.53m) Both Max

**Kitchen** 17'11" x 7'8" (5.46m x 2.34m) Both Max

**Bedroom 1** 11'6" x 9'9" (3.5m x 2.97m) Both Max

**En-Suite** 6'5" x 4'9" (1.96m x 1.45m) Both Max

**Bedroom 2** 13' x 10'4" (3.96m x 3.15m) Both Max

**Bathroom** 7'2" x 6'5" (2.18m x 1.96m)



**EPC Rating:** C

**Council Tax Band:** C (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?

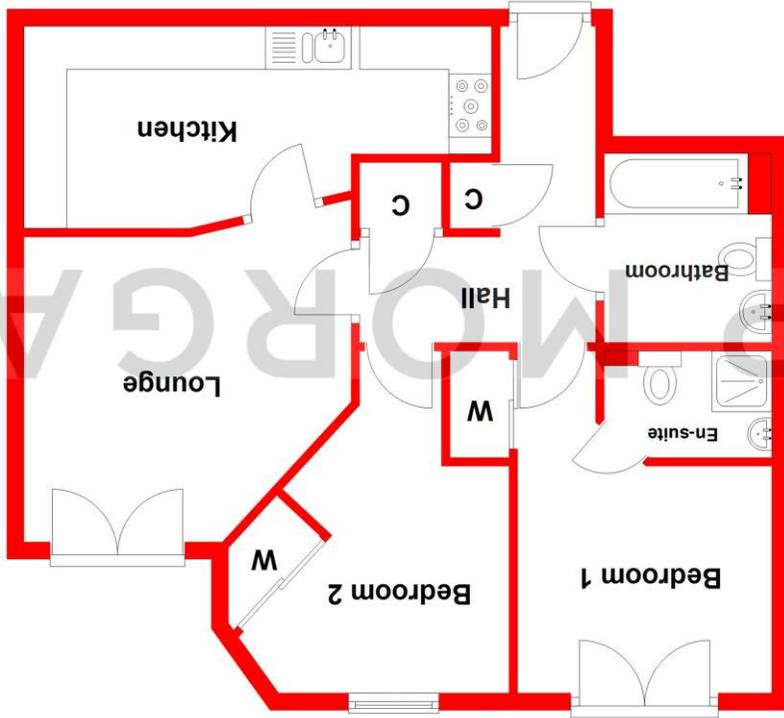
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Ground Floor  
Approx. 60.1 sq. metres (647.3 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 misstatement. 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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