

AP MORGAN



Flat 2, Elmdon Grange, Solihull
Asking Price £200,000

Features:

- Two-Bedroom Period Apartment
- Over 200 Years of Character
- Unique Semi-Rural Private Location
- Surrounded By Parkland & Fields
- Charming Spiral Staircase
- Fitted Kitchen with Dining Area
- Private Residents Parking
- Excellent Communal Areas

Description:

Over 200 years of character, a spiral staircase, and a location you won't quite believe. This is not your average apartment.

Set within a beautifully converted period building surrounded by parkland and fields, this two-bedroom apartment offers a genuinely unique slice of semi-rural Solihull. It comes with private residents' parking, excellent communal areas, and a charming, quirky layout full of original character. At just over 1,048 sq. ft, there's a real sense of space here that you don't often find in an apartment.

We asked them what made them buy it...

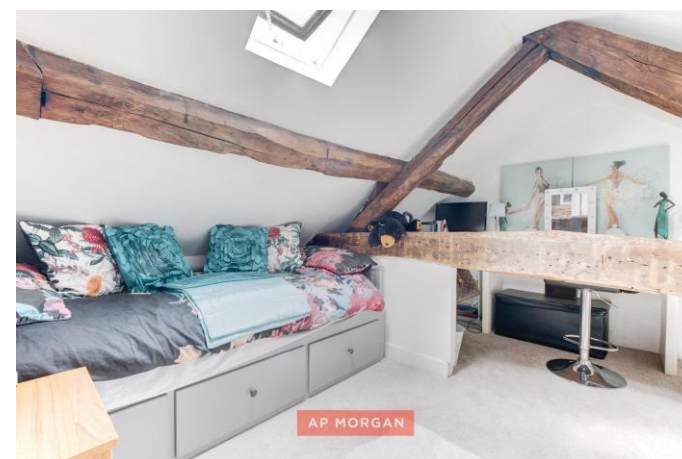
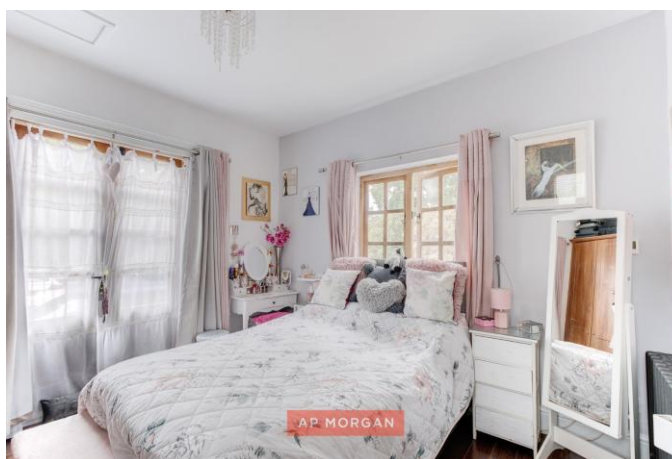
"You just do not get locations like this very often. Surrounded by fields and parkland, but still so close to Solihull and all the motorway links, it felt like the best of both worlds. It's a genuinely unique and private spot, and we fell for it straight away."

What about the house itself?

"The character sold it to us. Over two hundred years old, and you can feel it in every room. We loved the quirky layout, and the spiral staircase up to the bedroom is honestly one of our favourite things about the whole place. It never feels like a typical flat."

Our agents say...

This is a home for someone who wants something a little different. The living room opens onto the kitchen diner, with a working fireplace adding to that period charm, and the spiral staircase leads up to a characterful bedroom with restricted height for a proper cosy, tucked-away feel. The fitted kitchen with its dining area is a lovely spot for morning coffee, and there's even a laundry room and useful storage space, which is not something you see in every apartment.



The setting is what really sets this one apart, surrounded by parkland and fields yet within easy reach of Solihull town centre, excellent motorway networks, and Birmingham Airport, the train station, and the NEC. Add in strong local school catchments, and this is a spot that works whether you are downsizing, starting out, or simply after somewhere with real character.

Homes with this much personality do not come along often. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Communal Hallway

Porch

Hall

Lundry Room 7'9" x 5'6" (2.36m x 1.68m)

Kitchen/Diner 15'10" x 13'1" (4.83m x 4m) Both Max

Bathroom 8'10" x 4'10" (2.7m x 1.47m)

Living Room 14'4" x 13'1" (4.37m x 4m)

Bedroom 11'11" x 11'8" (3.63m x 3.56m)

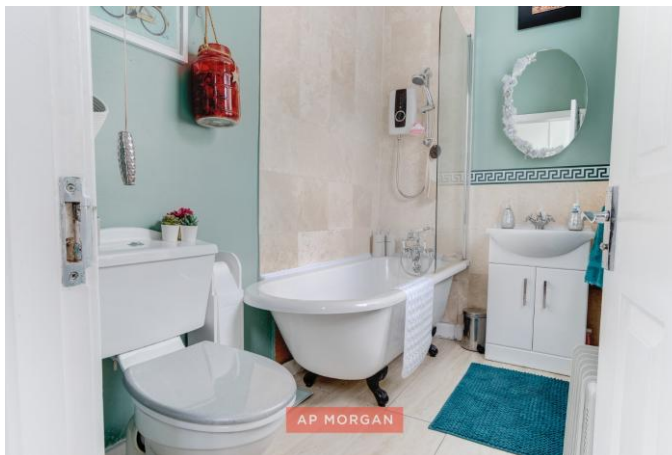
Bedroom (Mezzanine) 20'6" x 9'10" (6.25m x 3m) restricted height

EPC Rating: To be confirmed

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (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 Wisser 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.wissemortgageadvice.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.

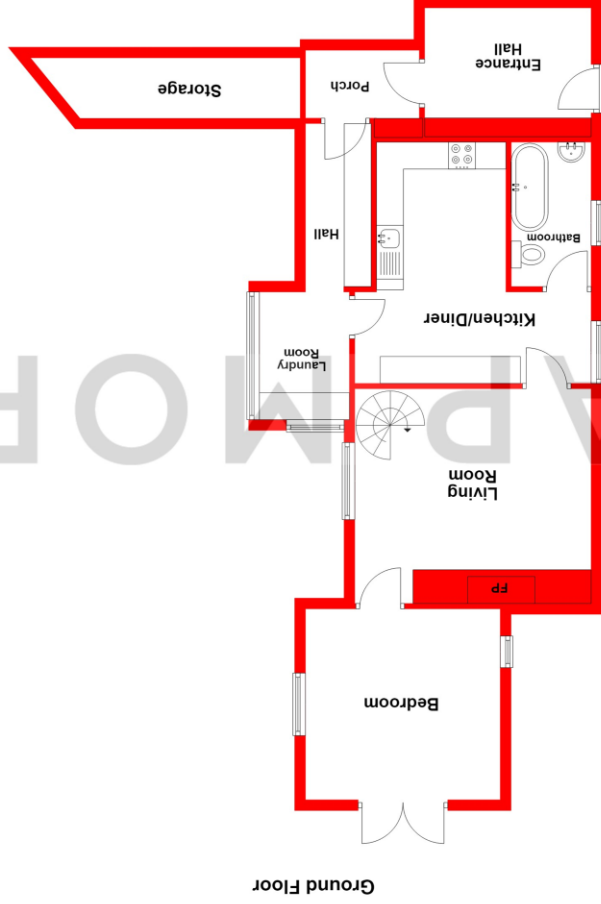
Need a solicitor?

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.

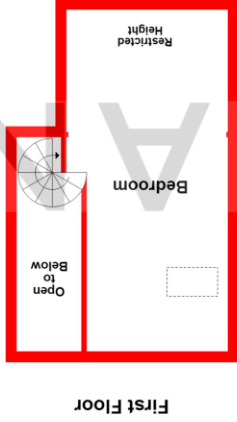
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Total area: approx. 97.4 sq. metres (1048.2 sq. feet)

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 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 Planlup.



Bedroom

Restricted Height

Open to Below