



smarthomes

## Rocksborough House

Warwick Road, Solihull, B92 7GA

- A Beautifully Presented First Floor Apartment
- Spacious Double Bedroom
- Walk in Wardrobe/Home Office Space
- Modern En-Suite Bathroom

**Offers Over £160,000**

EPC Rating - B

Current Council Tax Band - B





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is accessed via a secure entrance doorway leading into a communal hallway. The apartment is situated on the first floor and is accessed via a private front door leading into

Entrance Hallway With ceiling spot lights and doors leading off to



### **Spacious Lounge to Rear**

14' 1" x 13' 3" (4.29m x 4.04m) With two double glazed windows to rear elevation, two radiators, ceiling light point and opening into

### **Modern Fitted Kitchen**

9' 10" x 7' 5" (3m x 2.26m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring gas hob with extractor canopy over, inset Neff electric oven, integrated washer/dryer, LVT flooring and spot lights to ceiling



### **Spacious Double Bedroom to Rear**

14' 9" x 9' 0" (4.5m x 2.74m) With double glazed window to rear elevation, radiator, ceiling light point and door to



### **Modern En-Suite Bathroom**

Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush W.C and pedestal wash hand basin. Tiling to water prone areas, tiled flooring, obscure double glazed window to rear and spot lights to ceiling

## Walk in Wardrobe/Home Office

9' 2" x 8' 8" (2.79m x 2.64m) With a range of fitted hanging rails and shelving and a ceiling light point

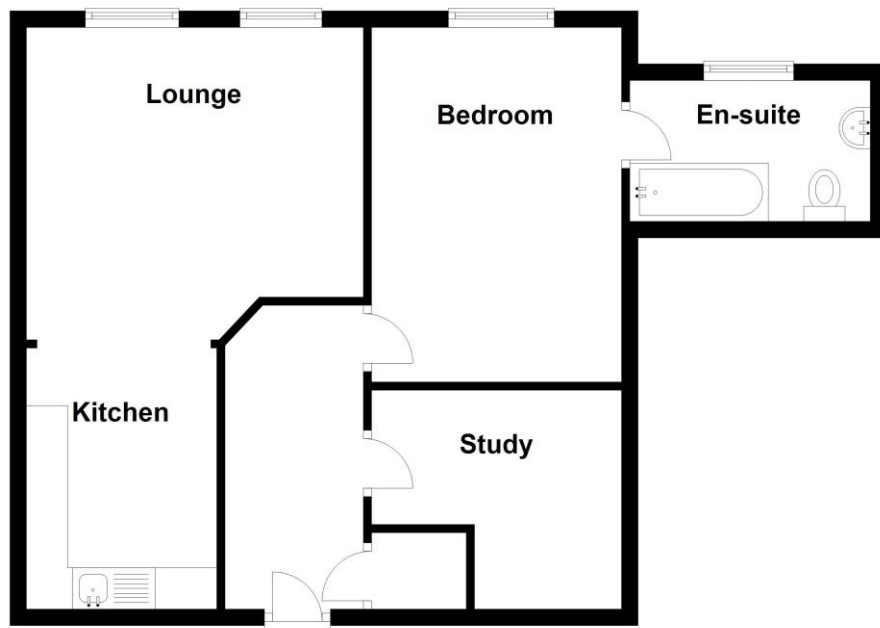
## External

The property benefits from an allocated parking space via security gating and well maintained communal gardens

## Tenure

We are advised by the vendor that the property is leasehold with approx. 138 years remaining on the lease, a service charge of approx. £2,200 per annum and a ground rent of approx. £366 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - B

### First Floor



Total area: approx. 55.9 sq. metres (601.3 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.