



smarthomes

Warwick Park Court

Warwick Road, Solihull

- A Well Maintained Top Floor Apartment
- One Double Bedroom With Built-In Wardrobes
- Two Allocated Parking Spaces With Secure Gated Entrance
- No Upward Chain

£115,000

Current EPC Rating - 66 (C)
Current Council Tax Band - B





Property Description

A well maintained top floor apartment in a convenient location within walking distance to Olton Train Station and Dove House Parade. The apartment would be ideal for investors and first time buyers and benefits from no upward chain, secure gated entrance, two allocated parking spaces, double bedroom with built in double wardrobe, lounge with Juliette balcony, good size kitchen and bathroom.

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.



Rooms & Measurements

Good Size Kitchen to Side - 2.46m x 3.86m max (8'1" x 12'8")

Lounge Diner to Front - 3.18m x 4.04m (10'5" x 13'3")

Bedroom to Front - 2.46m x 4.17m up to wardrobe (8'1" x 13'8")

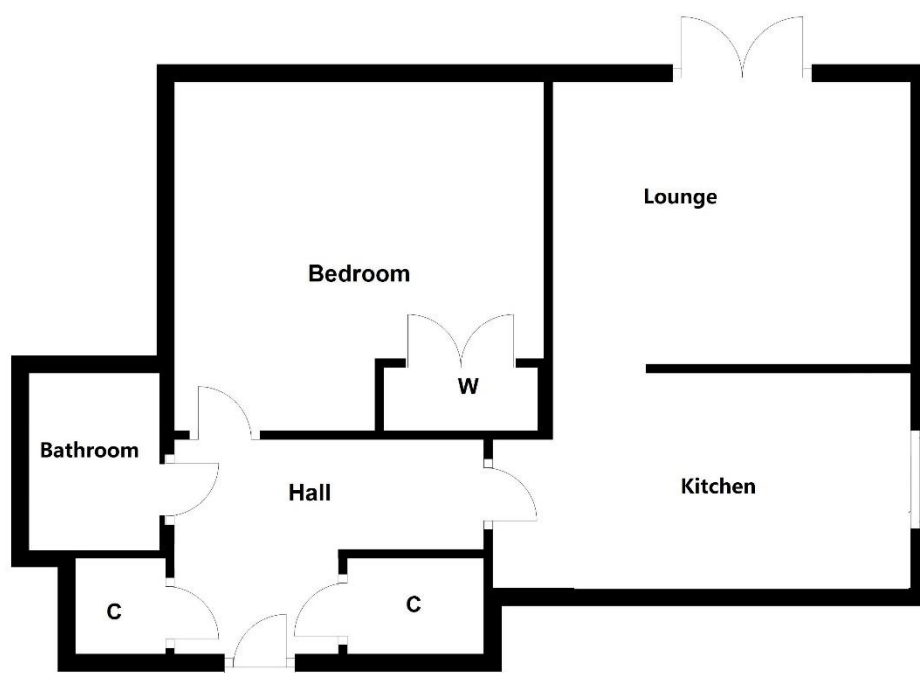
Bathroom - 1.52m x 2.18m (5'0" x 7'2")

Two Allocated Parking Spaces

Tenure

We are advised by the vendor that the property is leasehold with approx. 71 years remaining on the lease, a service charge of approx. £2,235 per annum and a ground rent of approx. £60 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor. Council Tax Band - B



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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 and 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.