



smarthomes

## Westley Heights, Warwick Road

Solihull

- A Spacious Top Floor Apartment
- Two Double Bedrooms
- En Suite Bathroom
- One Allocated Parking Space

**£169,950**

Current EPC Rating 71 (C)  
Current Council Tax Band - B





## Property Description

A generously proportioned top-floor apartment, ideally located in a convenient area providing versatile living space that includes a spacious open-plan lounge, kitchen, and dining area, perfect for modern living and entertaining. The apartment boasts two good-sized double bedrooms, the master bedroom benefiting from an en-suite bathroom plus separate family bathroom. Additional amenities include allocated parking and access to beautifully maintained communal gardens.

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.



## Rooms & Measurements

Entrance Hall

Lounge/Kitchen/Diner - 6.71m x 3.96m (22'0" x 13'0" (max)

Bedroom One - 6.6m x 3.53m (21'8" x 11'7")

En Suite Bathroom - 2.44m x 1.93m (8'0" x 6'4" »)

Bedroom Two - 3.56m x 2.74m (11'8" x 9'0")

Family Bathroom

Tenure

We are advised by the vendor that the property is leasehold with approx. 102 years remaining on the lease, a service charge of approx. £tbc per annum and a ground rent of approx. £tbc per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current 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.