



smarthomes

## Old Warwick Court

Old Warwick Road, Solihull, B92 7JT

- A Spacious & Well Presented First Floor Apartment
- Two Good Size Bedrooms
- Re-Fitted Shower Room
- Garage En-Bloc

Offers in Region of

**£155,000**

EPC Rating - D

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.

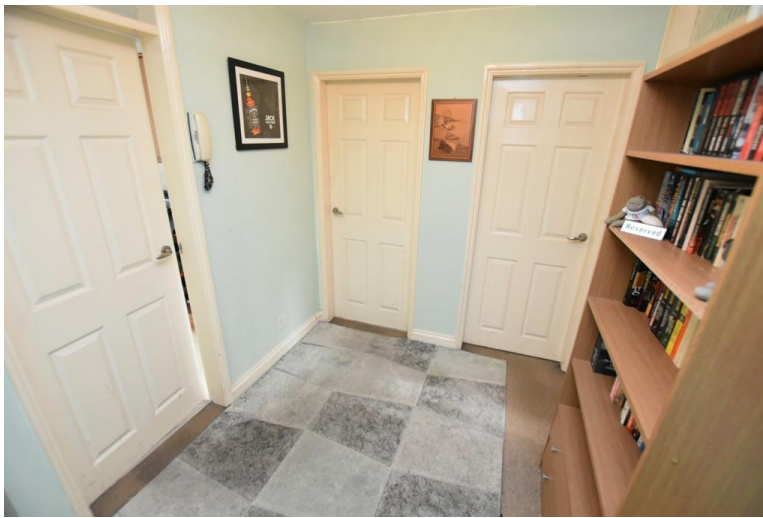




The property is set back from the road behind a well maintained fore garden with a secure communal door leading into the communal hallway. Stairs rise to the first floor where you will find a private wooden front door leading into

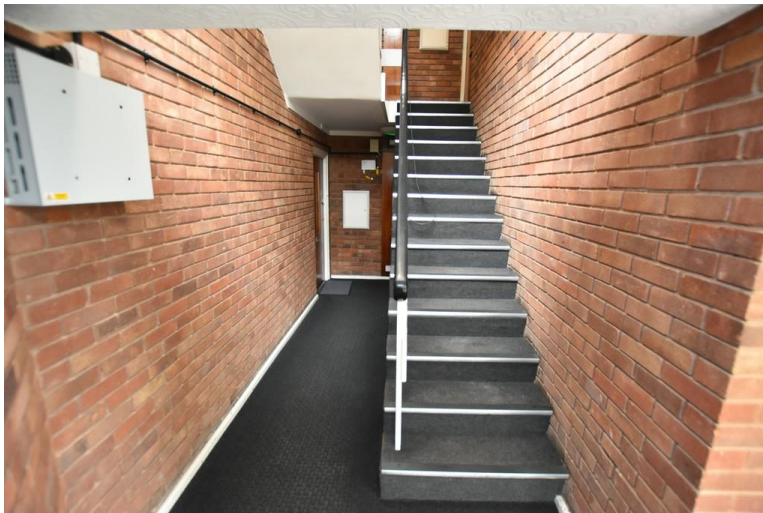
### **Entrance Hallway**

With ceiling light point, under floor heating, two storage cupboards and door leading off to



### **Open Plan Lounge/Diner**

16' 4" x 10' 6" (4.98m x 3.2m) With a double glazed window, laminate flooring with under floor heating and ceiling light point



### **Fitted Kitchen**

11' 9" x 6' 3" (3.58m x 1.91m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas, under floor heating, ceiling light point and a double glazed window



### **Bedroom One**

15' 3" x 10' 5" (4.65m x 3.18m) With a double glazed window, built in double wardrobes, under floor heating and ceiling light point

## Bedroom Two

10' 4" x 8' 7" (3.15m x 2.62m) With a double glazed window, built in double wardrobe, under floor heating and ceiling light point

## Re-Fitted Shower Room

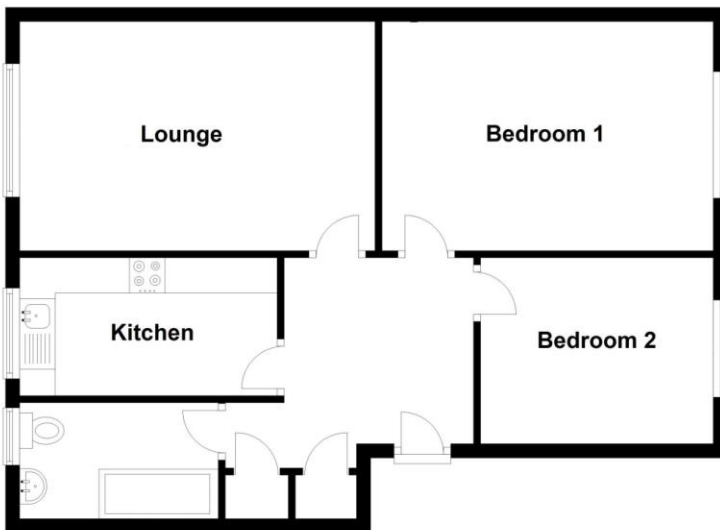
8' 3" x 5' 4" (2.51m x 1.63m) Being re-fitted with a modern white suite comprising of a walk in shower with a wall mounted electric shower, vanity wash hand basin and a low flush W.C. Ceiling light point and an obscure double glazed window

## External

The property benefits from a garage in a separate block and communal parking

## Tenure

We are advised by the vendor that the property is leasehold with approx. 981 years remaining on the lease and a combined service charge and ground rent of approx. £1,300 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 Nigel Hodges. Current council tax band - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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.