



smarthomes

Rocksborough House

Warwick Road, Solihull

- A Beautifully Presented Ground Floor Apartment
- Modern Fitted Kitchen & Bathroom
- Landscaped Communal Gardens
- Two Double Bedrooms

£175,000

Current EPC Rating - C
Current Council Tax Band - B

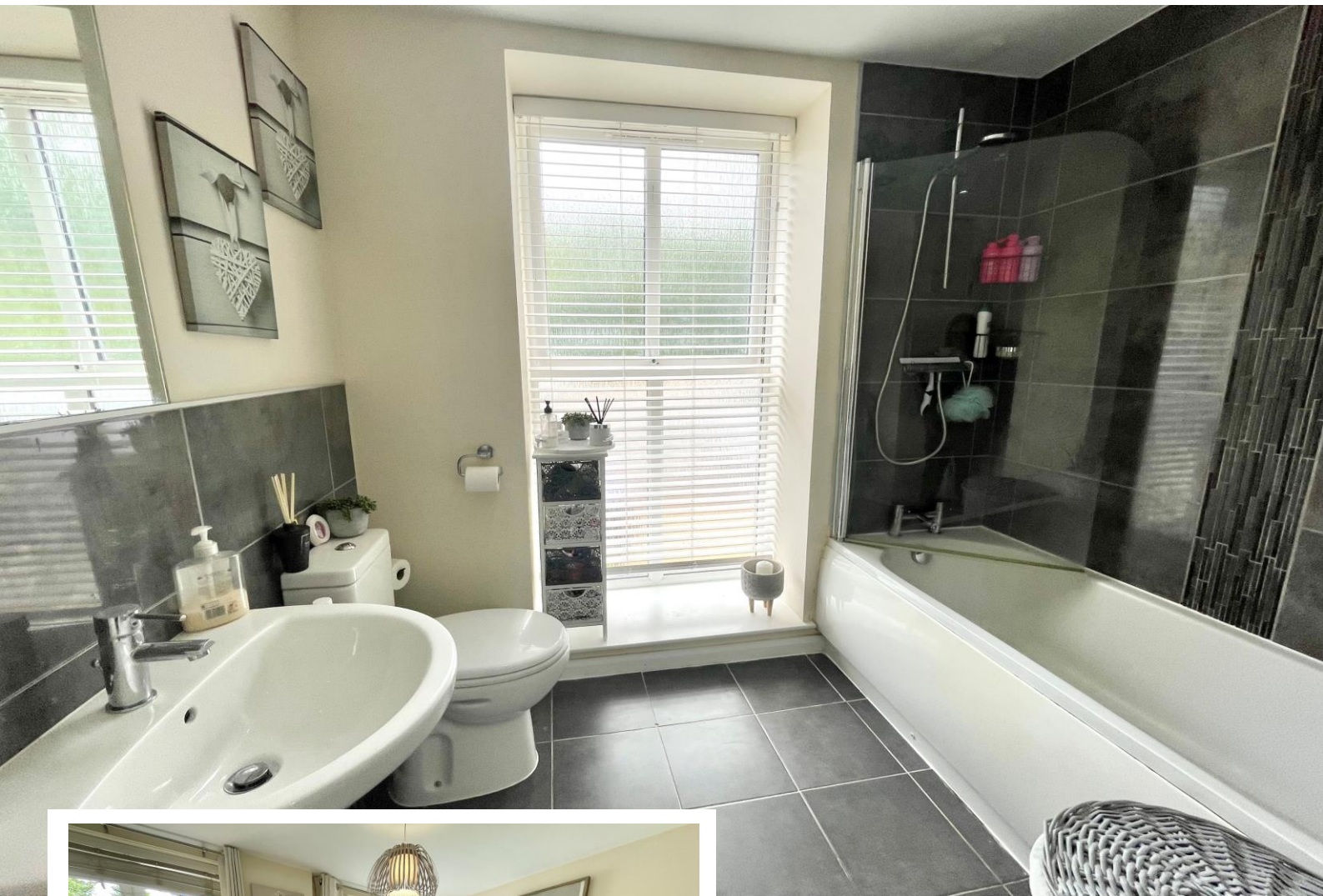




Property Description

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.

A beautifully presented ground floor apartment situated in a most convenient location and offering accommodation comprising a spacious lounge, modern fitted kitchen, two double bedrooms, modern bathroom, two allocated parking spaces, communal gardens and no upward chain



Rooms & Measurements

Spacious Lounge 4.01m x 3.89m (13'2" x 12'9")

Modern Fitted Kitchen 2.51m x 2.29m (8'3" x 7'6")

Bedroom One 2.51m x 2.31m (8'3" x 7'7")

Dual Aspect Bedroom Two 2.54m x 2.54m (8'4" x 8'4")

Modern Bathroom 2.57m x 2.54m (8'5" x 8'4")

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. £2,760 per annum (paid in monthly instalments (Circa £230 per month currently) 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



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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.