



smarthomes

Croffleigh Gardens

Kingslea Road, Solihull, B91 1TG

- A Beautifully Presented Ground Floor Apartment
- Two Bedrooms
- Lounge/Diner
- Re-Fitted Kitchen

£199,950

EPC Rating 46

Current Council Tax Band - C





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 situated within a purpose built block and is set behind communal gardens and paved pathway. Access is gained via a communal entrance door with intercom security system. The apartment is situated on the ground floor with an entrance door leading through to

Entrance Hallway

With stripped timber effect flooring, ceiling light point, double built-in store cupboard and doors leading off to



Lounge/Diner

16' 5" x 11' 2" (5m x 3.4m) With double glazed window to rear elevation, double glazed door leading to balcony, wall mounted electric heater, ceiling light point and coving to ceiling

Bedroom One

10' 4" x 11' 1" (3.15m x 3.38m) With double glazed window to rear elevation, wall mounted electric heater and ceiling light point



Bedroom Two

10' 7" x 8' 5" (up to wardrobe) (3.23m x 2.57m) With stripped timber effect flooring, electric panel heater, double glazed window and double fitted wardrobe with storage

Re-Fitted Kitchen

Being fitted with a range of matching high gloss base units and wall units with marble effect roll-top work surfaces and matching upstands, sink and drainer unit with mixer tap and additional hot tap, integrated BEKO oven and four ring ceramic hob set below combination light and extractor, integrated washing machine, integrated tumble dryer, 70/30 fridge freezer, ceiling light and double glazed window to the front elevation



Re-Fitted Shower Room

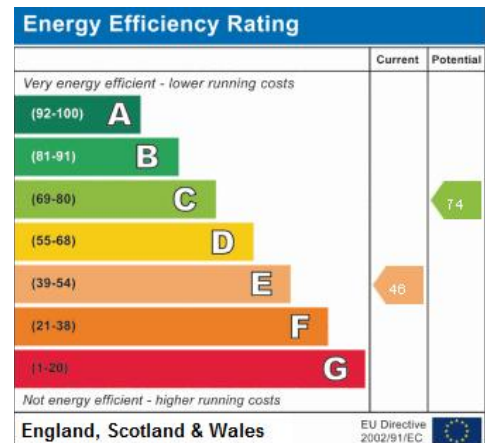
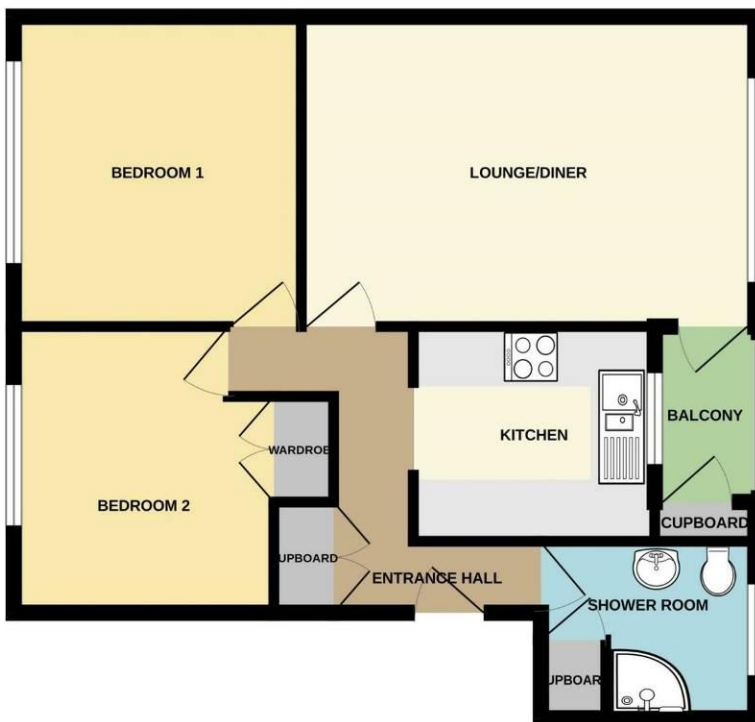
Being fitted with a three piece white suite comprising of; fully tiled shower enclosure, low flush WC and vanity wash hand basin, complementary tiling to walls and floor, wall mounted vanity mirror, built-in store cupboard, ladder style heated towel rail and obscure double glazed window to front

Garage

Situated in a separate block and having up-and-over garage door and shelving.

Tenure

We are advised by the vendor that the property is leasehold with approx. 189 years remaining on the lease, a service charge of approx. £2,600 per annum and a ground rent of approx. £75 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 Vendor. Current council tax band - C



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