



£135,000 Offers In Excess Of
Rumbush Lane, Shirley, Solihull, B90 1TJ
Apartment | 1 Bedroom | 1 Bathroom

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely presented one bedroom apartment situated in this lovely location in Dickens Heath. Viewing highly recommended!

Main Particulars

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PROPERTY LOCATION

Solihull boasts an outstanding array of amenities, making it an attractive place to live. Notable among these is the renowned Touchwood Shopping Centre, offering a diverse range of shopping and dining experiences.

For those with active lifestyles, the Tudor Grange Swimming Pool/Leisure Centre is a popular choice, featuring a park and athletics track for fitness enthusiasts.

Families with school-age children will find an abundance of educational options, catering to all age groups. Solihull offers a mix of public and private schools for both boys and girls.

Commuters will appreciate the convenience of Solihull Station, which provides regular train services to Birmingham, located just 8 miles away, and London Marylebone.

Furthermore, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all easily accessible within a 10 to 15-minute drive, enhancing the area's connectivity. The nearby M42 motorway ensures quick access to the wider motorway network, including the M1, M5, M6, and M40, facilitating efficient travel to various destinations."

If you are purchasing for investment purposes we feel you would achieve £875 per calendar month

Full Details:

A fantastic investment opportunity with a strong rental yield or the perfect first step onto the property ladder, this apartment is an excellent choice for either a buy-to-let investor or first-time buyer. Built in 2008, the block of apartments is situated in the heart of Dickens Heath Village, close to all local amenities. Commuters will appreciate the short walk to Whitlocks End Train Station, offering routes to Birmingham and Stratford Upon Avon, and the easy access to the M42, Birmingham International Train Station, and Airport.

The complex is accessed via a secure entrance lobby, monitored by an intercom system. Inside, the apartment is located on the first floor. The spacious hallway

provides access to all rooms, starting with the open-plan kitchen/living room. The kitchen area offers plenty of space for meal preparation, while the cosy sitting area, complete with a Juliet balcony, is perfect for relaxing and unwinding in the evenings.

The apartment features a large double bedroom with two fitted wardrobes and ample space for additional storage. The immaculately presented family bathroom, accessed from the inner hallway, includes a W.C., wash basin, and bath with a shower above. Additionally, the property includes one allocated underground parking space, secured behind gates that lead onto Rumbush Lane.

Tenure:

We are advised that the property is Leasehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

The Consumer Protection from Unfair Trading Regulations 2008: Black and Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information received from the seller, the Agent has not been given access to the title documents. A buyer is advised to obtain verification from their solicitor. Sales Particulars form no part of any sale contract. Any items shown in photographs are not included unless particularly specified as such in the sales particulars; interested buyers are advised to obtain verification of all legal and factual matters and information from their solicitor, licenced conveyancer or surveyor.

PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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