



£230,000 Offers In Region Of

Union Road, Solihull, B91 3DH

Apartment | 2 Bedrooms | 2 Bathrooms

0121 249 6207

BLACK & GOLDS
REAL ESTATE SOLUTIONS

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Step Inside

Key Features

- Chain Free
- In the heart of Solihull Town Centre
- First Floor Apartment
- Two DOUBLE bedrooms
- En-suite Bathroom
- Open plan living
- Private balcony
- Lift Access
- Secure allocated underground parking space

Property Description

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this spacious two bedroom first floor apartment situated in the most convenient location in School House, Union Road, Solihull, B91. This property has the benefit of being sold chain free and viewing is highly recommended!

Main Particulars

BLACK AND GOLDS ESTATE AGENTS are delighted to offer for sale this spacious two bedroom first floor apartment situated in the most convenient location in School House, Union Road, Solihull, B91. This property has the benefit of being sold chain free and viewing is highly recommended!

School House is ideally situated within walking distance to the amenities, luxuries, eateries and transport links all situated in the hear of Solihull and Touchwood Town Centre. Local transport links provide easy access into; Birmingham City Centre, Birmingham Airport, Birmingham NEC, Stratford Upon-Avon and many more sought after locations. The property is also within the catchment area for good schooling for all ages, making it perfect for families and commuters!

Please refer to the floorplan for room measurements.

The property briefly comprises:

OUTSIDE:

The property is approached via the road benefitting from visitor parking spaces and access into a gated underground parking area where you will find an allocated parking space. A secure entrance opens into the communal areas of the building.

INSIDE:

The communal area benefits from a locked postal area for each apartment, stairs providing access to all floors and the underground parking and a coded lift which provides access to all floors.

The apartment briefly comprises; two double bedrooms, built-in wardrobes in both bedrooms, an en-suite bathroom to the main bedroom, a family shower room, a large open-plan living space with kitchen which provides access onto the rear balcony allowing outdoor living.

TENURE We are advised that the property is Leasehold but as yet we have not been able to verify this.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate

negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has 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. The agent has 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.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Black and Golds Estate Agent who would be pleased to discuss its current market value, our fees and services with you.



Telephone: 0121 249 6207

BLACK GOLDS

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