

smarthomes

Wircester Manor

Blossomfield Road, Solihull

- A Well Presented Top Floor Two Bedroom Apartment
- Spacious Dual Aspect Lounge & Fitted Kitchen
- Private Roof Terrace & Communal Gardens
- Two Secure Allocated Parking Spaces

Offers Over £199,000

Current EPC Rating - 80

Current Council Tax Band - C











Property Description

A unique spacious top floor apartment with private roof terrace, spacious dual aspect lounge, separate fitted kitchen, two double bedrooms, en-suite shower room, guest shower room, gated access, two parking spaces, communal gardens and lift

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.







Rooms & Measurements

Spacious Dual Aspect Lounge 17' 7" x 12' 7" (5.36m x 3.84m)

Fitted Kitchen 9' 8" x 8' 4" (2.95m x 2.54m)

Private Roof Terrace

Bedroom One 13' 3" x 10' 8" (Max) (4.04m x 3.25m)

En-Suite Shower Room 6' 2" x 4' 3" (1.88m x 1.3m)

Bedroom Two 10' 0" x 9' 2" (3.05m x 2.79m)

Guest Shower Room 6' 4" x 5' 2" (1.93m x 1.57m)

Tenure
We are advised by the vendor that the property is leasehold with approx. 978 years remaining on the lease and a service charge of approx. £230.00 per calendar month including ground rent but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Council Tax Band C









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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 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.