

Rocksborough House Warwick Road
Solihull

burchell edwards

Rocksborough House Warwick Road
Solihull B92 7GA

for sale guide price
£190,000







Property Description

Situated in a popular Olton location on a main route into Solihull Town Centre, this well-presented two-bedroom first-floor apartment offers spacious and modern accommodation, ideal for first-time buyers, professionals, or investors.

The property features a bright and welcoming open-plan kitchen, dining and living area, creating the perfect space for both everyday living and entertaining.

The generous principal bedroom benefits from its own en-suite shower room, whilst the second bedroom is served by the main bathroom.

Automated gates to the car park with two available parking spaces.

Conveniently positioned for excellent transport links, within walking distance of Olton train station, great local amenities, and easy access to Solihull Town Centre. This apartment presents a fantastic opportunity to enjoy contemporary living in a desirable location.

Living Room

22' 2" x 13' 7" (6.76m x 4.14m)

Double glazing, ceiling lights x 2, radiator x 2, wall sockets

Kitchen

11' 10" x 10' 4" (3.61m x 3.15m)

Spot lights, wall sockets, built in oven, wall and base units, hob, extractor fan

Bedroom Two

11' 10" x 11' 6" (3.61m x 3.51m)

Ceiling lights, radiator, fitted wardrobes,wall sockets

Bedroom One

13' 2" x 10' 2" (4.01m x 3.10m)

Ceiling lights, wall sockets, radiator

En-Suite

Shower, w.c, wash hand basin, heated towel rail, spot lights

Bathroom

.8' 10" x 5' 3" (2.69m x 1.60m)

Bath with shower over, w.c, wash hand basin, spot lights







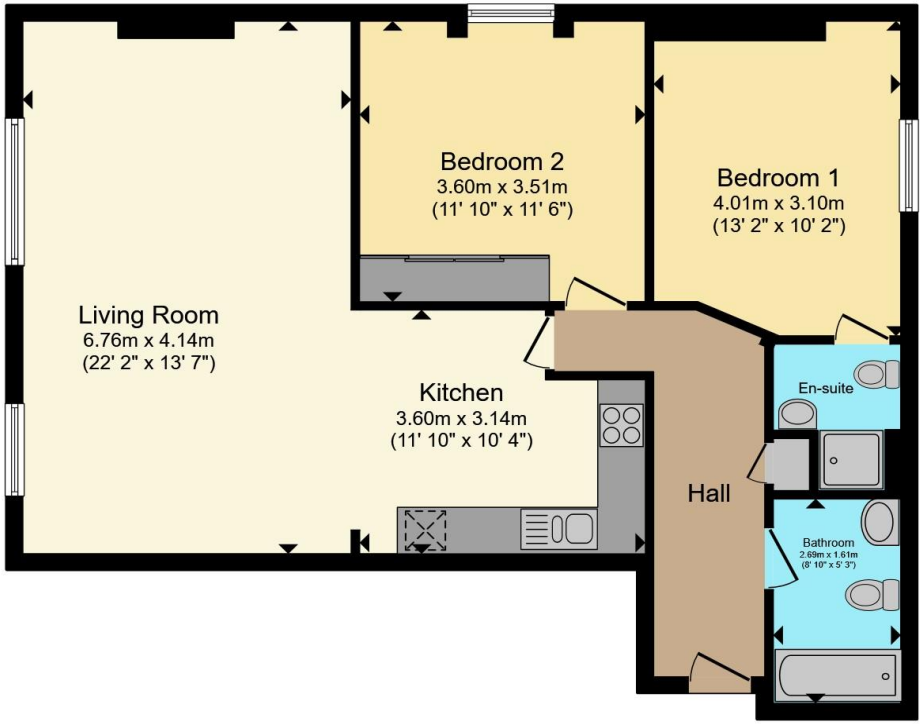












Total floor area 81.2 m² (874 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
SOLIHULL B91 3SN

EPC Rating: B | Council Tax Band: A | Service Charge: Ask Agent | Ground Rent: Ask Agent | Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SOL206576

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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