

Anchor Lane, Solihull B91 2LA

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EXCLUSIVE



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A superb opportunity to acquire a 50% shared ownership three-bedroom mid-terraced home, offered in partnership with Bromford Housing, situated on the highly desirable Anchor Lane in the heart of Solihull. This beautifully presented family home offers generous accommodation throughout, making it an ideal purchase for first-time buyers looking to step onto the property ladder.

The property is approached via a welcoming and spacious entrance hallway, setting the tone for the well-proportioned accommodation beyond. To the front of the property is a bright and comfortable lounge, whilst to the rear the modern kitchen opens into a separate dining room, creating an excellent space for both everyday family living and entertaining. A convenient ground floor WC completes the accommodation on this level.

To the first floor, the property boasts three generously sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, providing excellent accommodation for growing families.

Externally, the property enjoys a private, enclosed rear garden designed for low-maintenance enjoyment, featuring an attractive patio area, raised decking and a manageable lawn—perfect for outdoor dining, relaxing or entertaining during the warmer months.

Ideally positioned on Anchor Lane, the property enjoys easy access to Solihull town centre, Touchwood Shopping Centre, excellent local schools, parks and a wide range of amenities. Commuters are exceptionally well served with nearby rail links, Birmingham Airport, the NEC and excellent access to the M42, M40 and wider motorway network.

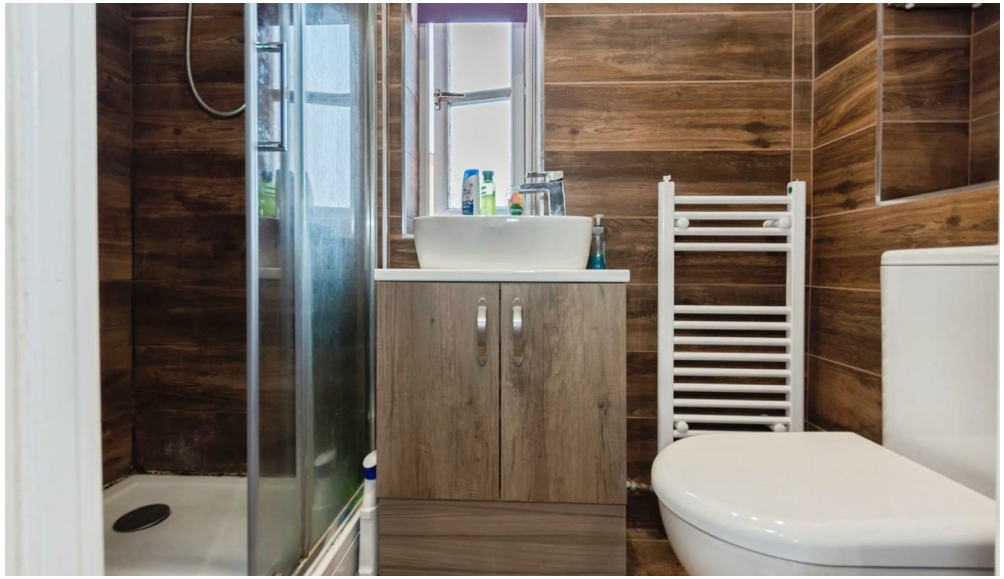
This property is offered for sale on a 50% shared ownership basis in partnership with Bromford Housing, available at [£150,000 50% Price,] (Full Market Value: £300,000).Due to a remaining lease term of 78 years, the 50% shared ownership option is strictly limited to cash buyers only.











Location
Anchor Lane enjoys an enviable position within one of Solihull's most convenient and well-connected residential settings, offering the perfect balance of peaceful suburban living and exceptional accessibility. Situated just over a mile from Solihull town centre, residents benefit from an outstanding selection of boutique shops, restaurants, cafés, bars and leisure facilities, together with the renowned Touchwood Shopping Centre.

The area is particularly sought after by families and professionals alike, with an excellent choice of highly regarded schools nearby, including both primary and secondary education, while an abundance of green open spaces and local parks provide superb opportunities for walking, recreation and outdoor pursuits.

For commuters, the location is exceptionally well placed. Solihull railway station offers regular services to Birmingham City Centre and London Marylebone, while the M42, M40, M6 and the wider motorway network are all within easy reach. Birmingham Airport, the NEC, Resorts World and the future HS2 Interchange station are also conveniently accessible, making this an ideal base for both regional and national travel.

Everyday amenities are close at hand, with supermarkets, healthcare facilities, fitness centres and local convenience stores all within easy reach. Combining excellent transport connections, outstanding amenities and the highly desirable Solihull lifestyle, Anchor Lane represents an exceptional location for a wide range of buyers seeking both convenience and quality of life.

Living Room
17'11 x 9'10

Kitchen
13'7 x 7'1

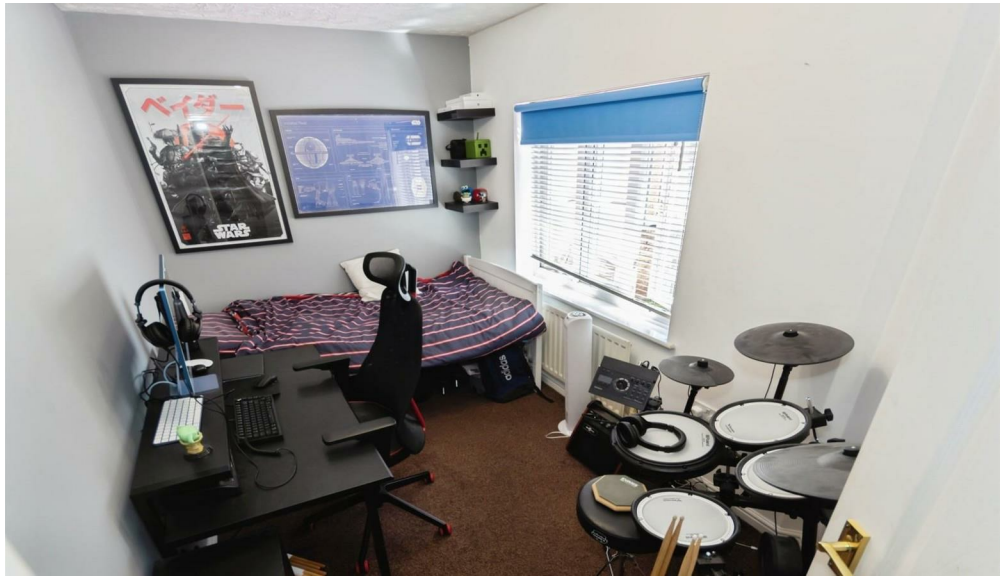
Dining Room
9'1 x 7'10

Bedroom One
11'8 x 9'1

Bedroom Two
15'5 x 8'2

Bedroom Three
14'2 x 6'2





Bathroom
6'9 x 6'3

Tenure
The Agent understands that the property is leasehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Agent Note
We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters





do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

AML Checks
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Shared Ownership
The monthly charges are:

Rent charges £413.31
Building Insurance £16.31
Service/Management fee N/A
BROMFORD HOUSING PART OF THE FREEHOLDER

Lease term remaining: 78 Years

Additionally, if the property is sold 100% ownership the lease ceases to be relevant, and becomes freehold.

Purchase options
This property is offered for sale on a 50% shared ownership basis in partnership with Bromford Housing, available at [£150,000 50% Price,] (Full Market Value: £300,000)
.Due to a remaining lease term of 78 years, the 50% shared ownership option is strictly limited to cash buyers only. Please note that a lease extension has been quoted at approximately £30,000. [Optional: Rent of £413.31 per month if purchased at 50% ownership .Alternatively, purchasers can acquire 100% full ownership for £300,000. Upon completion of the 100% purchase, the property will become Freehold, making it fully eligible for a mortgage (subject to standard lender approval).

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor

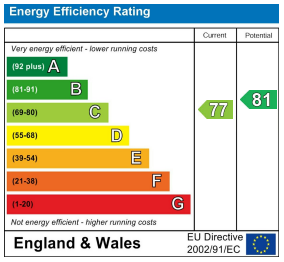
HUNTERS®
HERE TO GET *you* THERE



First Floor

Total floor area 89.9 sq.m. (968 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.focalagent.com



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Solihull - 0121 709 0111 https://www.hunters.com

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