HUNTERS®

HERE TO GET *you* THERE



Kingslea Road

Solihull, B91 1TG

Offers In Excess Of £160,000

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Council Tax: C

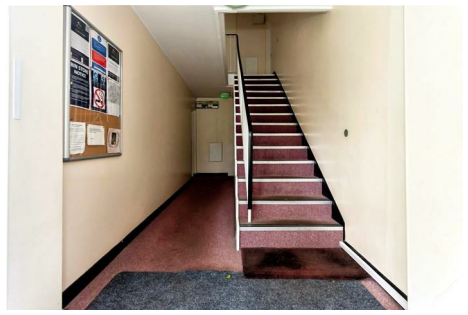




23 Kingslea Road

Solihull, B91 1TG

Offers In Excess Of £160,000







Information
Set within beautifully landscaped communal gardens, this well-presented apartment features a bright and airy living/dining area that opens onto a private balcony – perfect for relaxing or entertaining. The separate fitted kitchen offers ample storage and workspace, while two generously sized bedrooms and a well-appointed family bathroom complete the home.

Further benefits include private residents' parking and a garage located in a detached block, offering both convenience and security. Perfectly positioned in a sought-after location, this property is an excellent opportunity for first-time buyers, downsizers, or investors alike.

Regular bus services provide convenient routes to Birmingham City Centre, as well as Shirley and Solihull Town Centres, both of which offer a wide variety of shops, restaurants, and leisure facilities — including Touchwood Shopping Centre and John Lewis.

Solihull Railway Station, situated just before the town centre, provides direct commuter services to Birmingham City Centre and London Marylebone, making this an ideal location for professionals and commuters alike.

Lounge
16'4 x 11'7 (4.98m x 3.53m)

Kitchen
8'7 x 7'7 (2.62m x 2.31m)

Bedroom One
11'7 x 10'6 (3.53m x 3.20m)

Bedroom Two
10'7 x 8'8 (3.23m x 2.64m)

Garage

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.

Service Charge
Annual costs £2,250 - Hunters have not checked the legal documentation to verify the status of the property or the information provided by the vendors, as above, and would advise any potential buyer to obtain verification from their solicitor.

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 C.

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
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

Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

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.

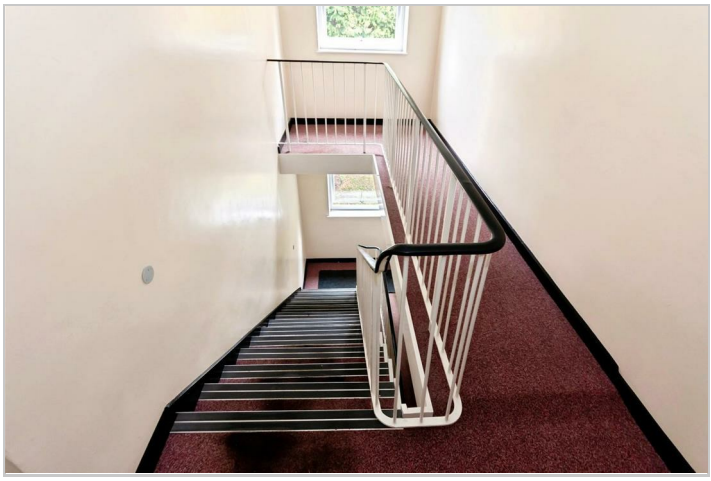
Agent Note

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.









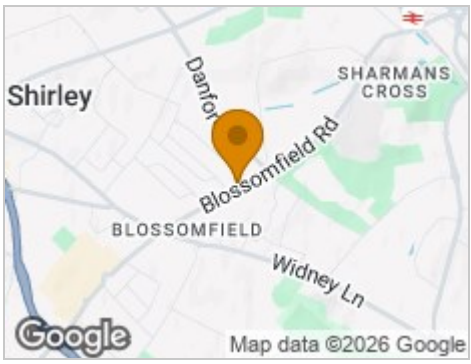
Road Map



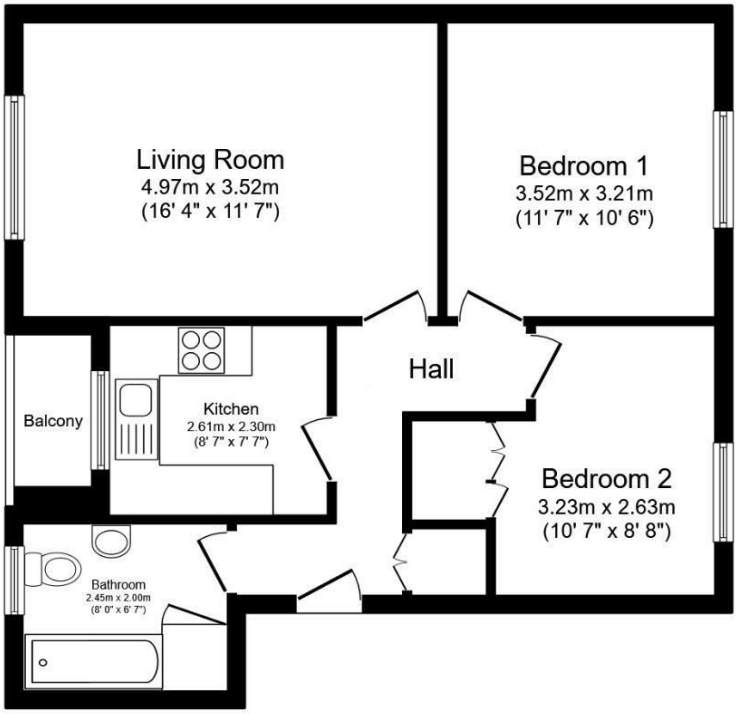
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 57.0 sq.m. (613 sq.ft.)

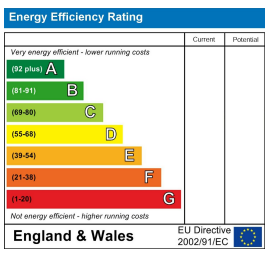
Total floor area: 57.0 sq.m. (613 sq.ft.)

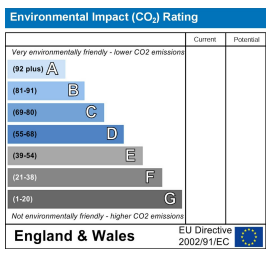
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Viewing

Please contact our Hunters Solihull Office
on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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THINKING OF SELLING? 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.

163 High Street, Solihull, B91 3ST
Tel: 0121 709 0111 Email: solihull@hunters.com https://www.hunters.com