



Albany Gardens, Solihull

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Price Guide £265,000

Welcome to this charming three bedroom flat located in Albany Gardens, Solihull. Spanning 885 square feet, this property offers a perfect blend of comfort and functionality, making it an ideal choice for individuals or small families.

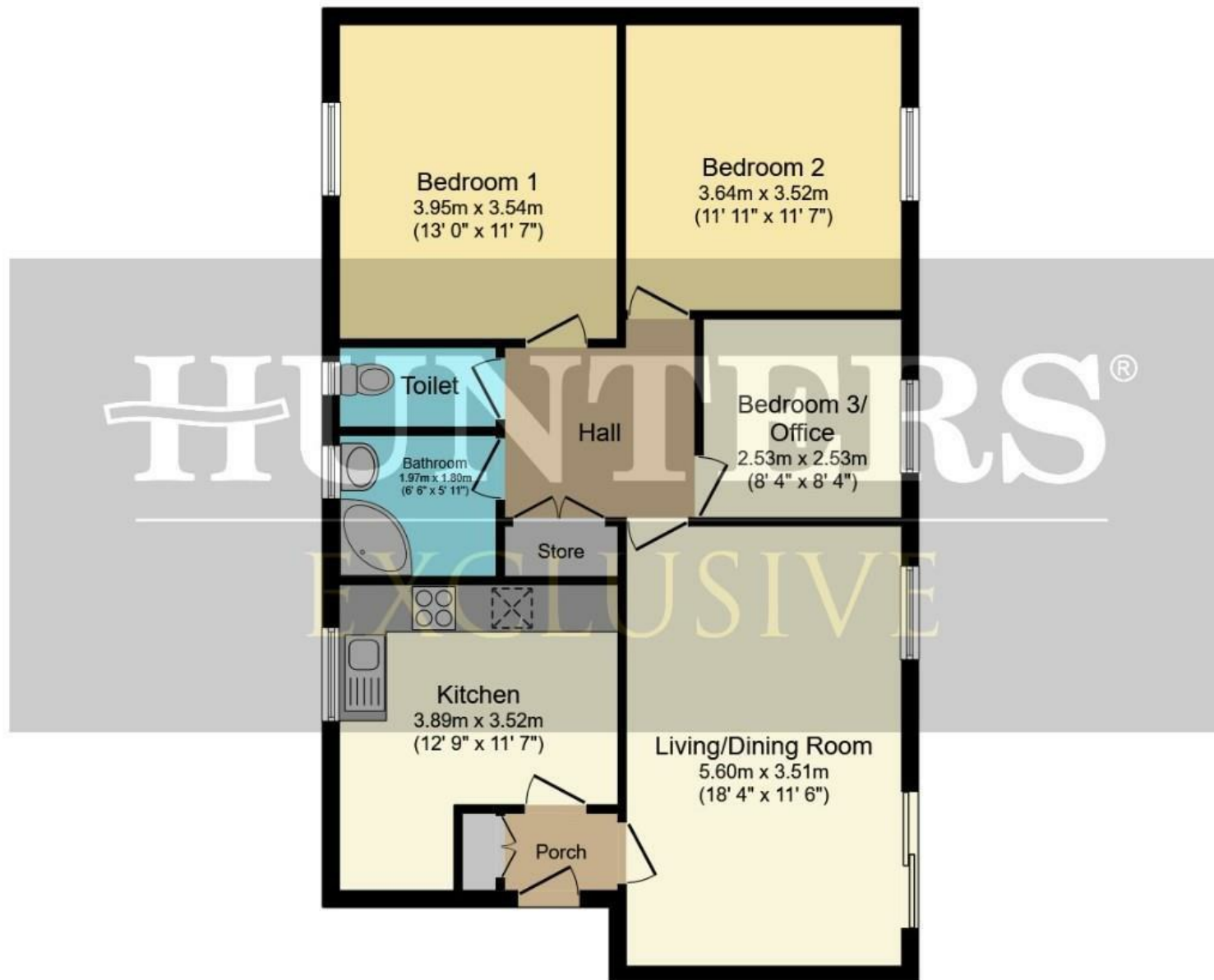
Upon entering, you will find a reception room that serves as a welcoming space for relaxation and entertainment. The flat features a well-appointed kitchen, which is perfect for preparing meals, and a separate dining room that provides an excellent setting for family dinners or gatherings with friends.

The three bedrooms are generously sized, providing ample space for rest and personalisation. The third bedroom is currently used as a study. The bathroom is conveniently located, ensuring ease of access for all residents.

This property also benefits from a garage en-block, providing secure parking and additional storage options. The communal grounds surrounding the flat offer a pleasant outdoor space for residents to enjoy, enhancing the overall appeal of this lovely home.

Situated in the sought-after area of Solihull, this flat is well-connected to local amenities, schools, and transport links, making it an excellent choice for those seeking convenience and community. Do not miss the opportunity to make this delightful flat your new home.

Hunters Solihull 163 High Street, Solihull, B91 3ST | 0121 709 0111
solihull@hunters.com | www.hunters.com



Total floor area 82.2 sq.m. (885 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).

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Location

Albany Gardens occupies a highly desirable, peaceful position set back off Hampton Lane in one of Solihull’s most prestigious residential pockets. The development beautifully blends the leafy tranquillity of mature, manicured grounds with the ultimate convenience of town-centre living, making it an incredibly attractive prospect for downsizers, professionals, and investors alike. A standout feature of this location is its close proximity to Solihull Train Station, which is just a short, pleasant walk away. This provides residents with effortless, direct commuter links into Birmingham city centre and London Marylebone, offering the perfect balance of a relaxed lifestyle with seamless connectivity.

Communal Entrance Hall

The apartment block is approached over stone path with decorative lawned areas and an intercom system at the main doors.

Apartment Entrance Hall

The entrance hall has double cloaks cupboard that houses the alarm panel and offers great storage for coats shoes and umbrellas

Kitchen

12'9" x 11'6"
Good sized Kitchen/Dining room with large window overlooking the front elevation. The well appointed kitchen offers space and plumbing for all the usual appliances and offers enough space for a 4 seater dining table and chairs.

Living / Dining Room

18'4" x 11'6"
The inviting and generously proportioned Living room with windows providing lots of natural light and a set of French doors that open out onto the lawned area.

Rear hall with storage cupboards

The rear hall is a pleasant addition to this apartment offering good storage cupboards and doors that radiate off to the bathroom and bedrooms.

Bedroom 1

12'11" x 11'7"

Bedroom 2

11'11" x 11'6"

Bathroom

6'5" x 5'10"

Bedroom 3/Study

Seperate WC

Garage en block

Having concrete floor, up and over door

Grounds

The grounds are well maintained, with established trees , stone paths and parking facilities.

Heating

Warm air heating system

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.

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 Charges

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 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.

Anti-Money Laundering

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.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(49-54) E		
(39-48) F		
(29-38) G		
Not energy efficient - higher running costs		

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Not a legally binding document. 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. If your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national offices.

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