

HUNTERS[®]

HERE TO GET *you* THERE



Princes Way

Solihull, B91 3HX

£185,000



Council Tax: C



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£185,000



Information

Situated within easy walking distance of Solihull Town Centre and the railway station, this is a fantastic opportunity to purchase a spacious ground-floor one-bedroom apartment, offered to the market with no upward chain.

The property benefits from gas central heating and double glazing, and offers well-proportioned accommodation throughout. The layout briefly comprises: communal entrance with staircase to the first floor, entrance hall, inner hallway, lounge, kitchen/diner, principal bedroom, and bathroom. Externally, the property also includes a single garage and access to well-maintained communal gardens.

Solihull offers an outstanding selection of amenities, including the popular Touchwood Shopping Centre, Tudor Grange Leisure Centre with swimming pool, park, and athletics track. The area provides excellent schooling for all ages, with both public and private options available for boys and girls. Commuter services from Solihull Station offer convenient access to Birmingham (approximately 8 miles) and London Marylebone. In addition, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all within a 10–15 minute drive, while the nearby M42 motorway provides quick connections to the M1, M5, and M6 networks

Lounge

15'2 x 11'7 (4.62m x 3.53m)

Kitchen

18'2 x 9'8 (5.54m x 2.95m)

Bedroom One

12'9 x 10'8 (3.89m x 3.25m)

Bathroom

8'8 x 6'4 (2.64m x 1.93m)

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 Etc etc – then add - 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 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.

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.



Road Map



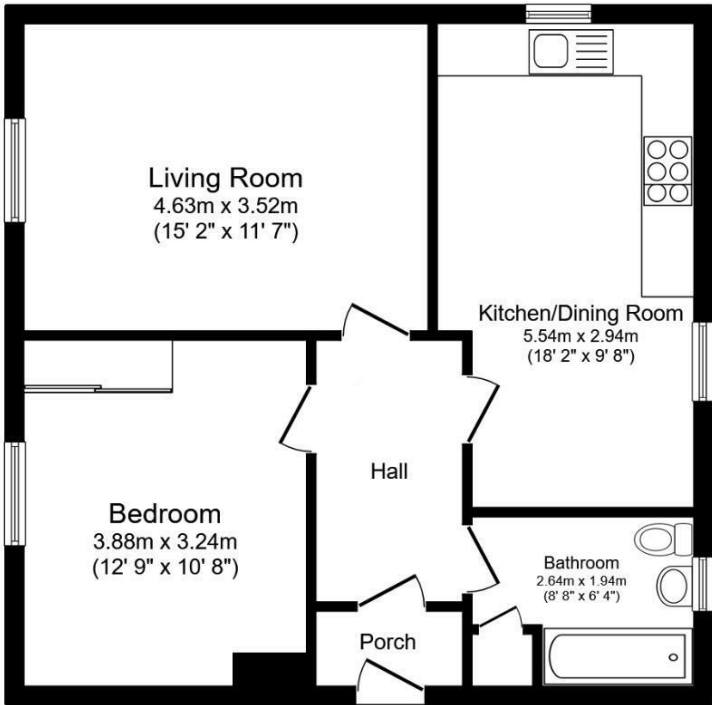
Hybrid Map



Terrain Map



Floor Plan



Floor Plan

Floor area 58.2 sq.m. (626 sq.ft.)

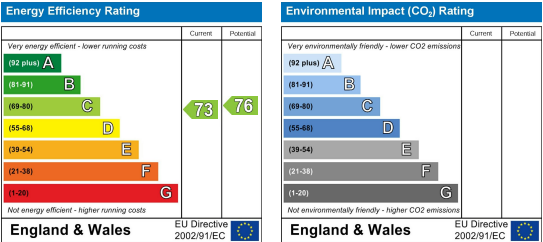
Total floor area: 58.2 sq.m. (626 sq.ft.)

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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