

Westley Heights Warwick Road
Solihull

burchell edwards

Westley Heights Warwick Road
Solihull B92 7JX

for sale
£170,000







Property Description

Situated in the sought-after area of Olton, this well-presented ground floor two-bedroom apartment offers comfortable and convenient living, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property welcomes you with a spacious entrance hallway leading through to a bright and airy living room, providing an excellent space for both relaxing and entertaining. The fitted kitchen offers ample storage and workspace, perfect for everyday cooking.

The apartment benefits from two well-proportioned bedrooms, with the impressive principal bedroom featuring its own private en-suite shower room. The second bedroom is versatile and can be utilised as a guest room, home office, or additional living space depending on individual requirements. A modern family bathroom serves the remainder of the accommodation.

Being positioned on the ground floor, the property provides easy accessibility and practicality for a wide range of buyers. Externally, residents can enjoy well-maintained communal areas and the convenience of nearby amenities.

Ideally located within close proximity to a range of local shops, supermarkets, cafés, and leisure facilities, the apartment also benefits from excellent transport links. Olton Train Station, major road networks and nearby bus routes provide easy access to Solihull town centre.

Entrance Hall

Ceiling light, wall sockets, radiator

Bedroom Two

12' 11" x 9' (3.94m x 2.74m)
Double glazing, fitted wardrobes, ceiling light, wall sockets, radiator

Bedroom One

16' 5" x 9' (5.00m x 2.74m)
Double glazing, radiator, ceiling light, wall sockets

En-Suite

Obscure window, corner shower, w.c, wash hand basin, radiator

Kitchen/Dining/Living

26' 5" x 11' 7" (8.05m x 3.53m)
Double glazing, feature fire, ceiling lights, wall lights, radiator, wall and base units, hob, extractor fan, strip lighting, integrated appliances

Bathroom

.8' 11" x 7' 11" (2.72m x 2.41m)
Bath, w.c, wash hand basin, radiator, mirrored storage

















To view this property please contact Burchell Edwards on

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Tenure: Leasehold

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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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EPC Rating: C	Council Tax Band: D	Service Charge: 3200.00	Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch.
Please Note additional fees could be incurred for items such as Leasehold packs.