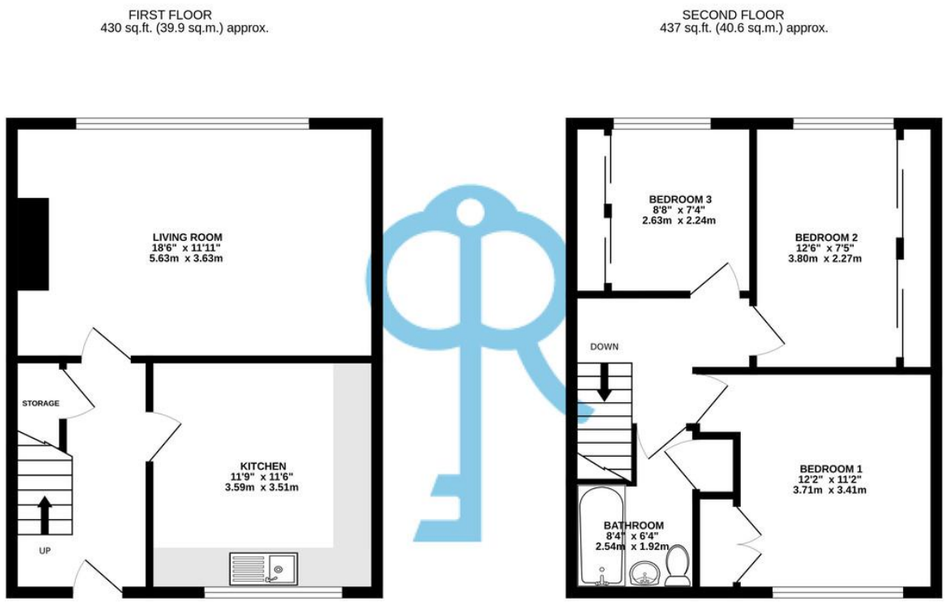
Floorplan Layout



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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REASSURINGLY LOCAL

Hobs Moat Road, Solihull, B92 8JN

Fixed Price £137,000

- DUPLEX APARTMENT
- THREE BEDROOMS
- FLEXIBILE LIVING
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR CASH BUYERS/INVESTORS
- CLOSE TO LOCAL AMENITIES

Hobs Moat Road, Solihull, B92 8JN

Fixed Price £137,000

Property Description

An ideal opportunity for first time buyers or investors to purchase a three bedroom duplex apartment close to local amenities. Benefitting from gas central heating. This property briefly comprises of an entrance hallway, a generous sized breakfast kitchen, spacious living room, three good sized bedrooms and a family bathroom. Viewing is recommended to appreciate the flexible living space on offer.

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area countryside.

ENTRANCE HALLWAY You enter into a welcoming hallway with a window to the front elevation, stairs lead to the first floor. There is a storage cupboard.

BREAKFAST KITCHEN Fabulous sized breakfast kitchen, sink and drainer with mixer tap, space for fridge/freezer, wall and base mounted units, window to rear elevation.

BEDROOM ONE A double bedroom with built-in wardrobes and window to the rear.

BEDROOM TWO A further double bedroom with built-in wardrobes and a window to the front.

BEDROOM THREE A good sized third bedroom, with built-in wardrobes and window to the front.

BATHROOM Tiled bathroom, low level WC, wash basin with a bath and shower over.

Length of Lease: 79 years (at 2026)

Service Charge: £1,873.76 pa

Ground Rent: £400.00 pa

To book a viewing of this property:

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