



THE MANOR, ST. BERNARDS ROAD, SOLIHULL, B92 7DJ  
ASKING PRICE OF £395,000





- »X Luxury Ground Floor Apartment
- »X Spacious Lounge/Dining Room
- »X Immaculately Decorated Throughout
- »X Two Double Bedrooms
- »X Ex Show Home
- »X Ensuite Shower Room & Family Bathroom
- »X Luxury Fitted Kitchen
- »X Gated Entrance
- »X Single Garage & Allocated Parking Space

## PROPERTY OVERVIEW

Situated in the most sought after location, an ideal opportunity to purchase this luxury ground floor apartment which must be viewed internally to be appreciated. The Manor is set behind a gated entrance and approached via a wide block paved driveway. This ex show home apartment benefits from gas central heating, double glazing and a luxury fitted kitchen. The accommodation briefly comprises communal entrance hall, reception hall, lounge/dining room, luxury fitted kitchen, two double bedrooms, ensuite shower room, family bathroom, single garage, allocated parking and communal gardens.

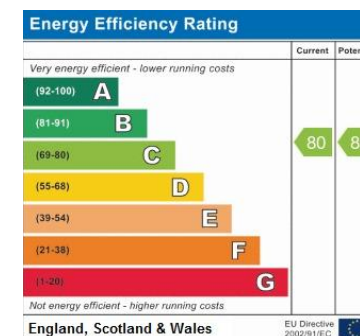
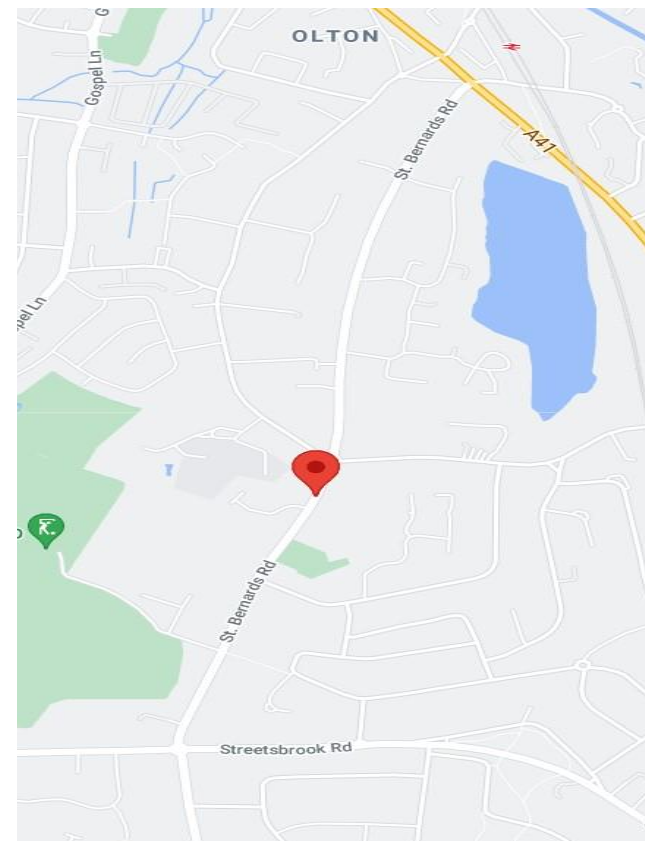
## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

<b>COUNCIL TAX</b>	Band E
<b>TENURE</b>	Leasehold - 108 years remaining on the lease
<b>SERVICES</b>	Mains gas, electricity and water on a meter
<b>GARDEN</b>	Communal
<b>SERVICE CHARGE</b>	£1700.00 pa
<b>GROUND RENT</b>	£250.00 pa

## ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, dishwasher and washing machine, fitted wardrobes in both bedrooms and all carpets, curtains and light fittings.



## **COMMUNAL ENTRANCE HALL**

## **RECEPTION HALL**

## **LOUNGE / DINING ROOM**

16' 0" x 14' 4" (max) (4.90m x 4.39m)

## **LUXURY FITTED KITCHEN**

10' 9" x 11' 11" (3.29m x 3.65m)

## **BEDROOM ONE (FRONT)**

19' 11" x 9' 7" (6.08m x 2.93m)

## **BEDROOM TWO (FRONT)**

14' 4" x 9' 1" (4.39m x 2.77m)

## **OUTSIDE THE PROPERTY**

## **COMMUNAL GARDENS**

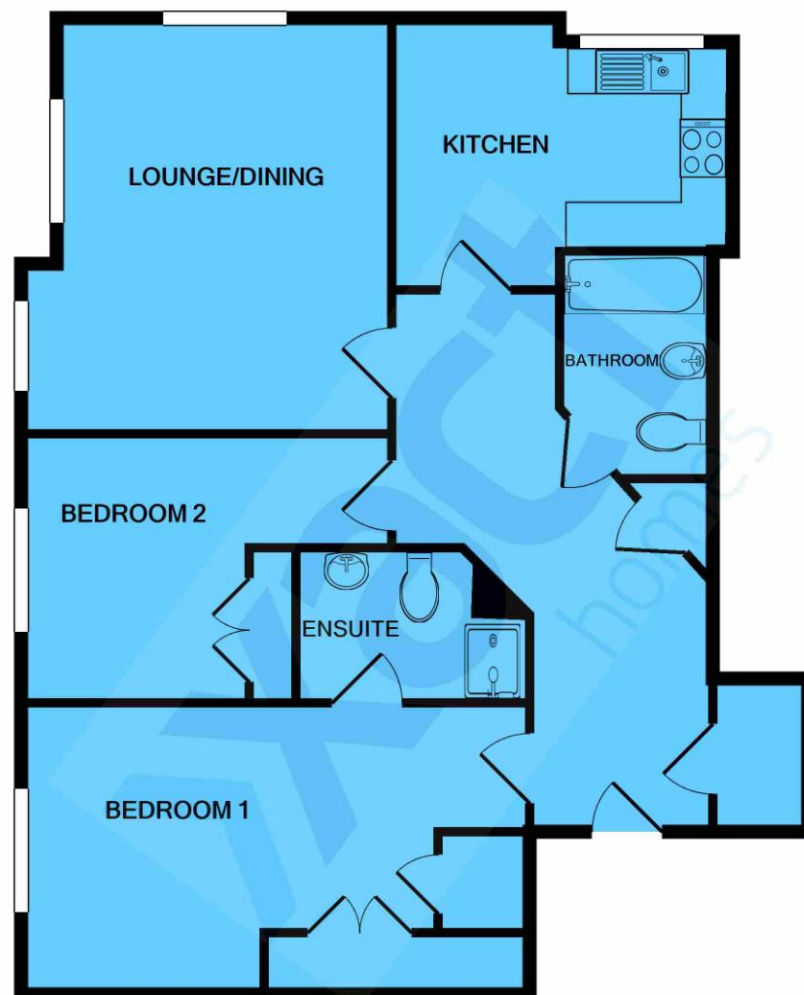
## **SINGLE GARAGE**











TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)

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

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