



# BU HOMES

Asking price

**£172,500**

**NEW ROAD,  
SOLIHULL, B91 3DP**

- Modern Ground Floor Apartment
- Close to Town Centre & Brueton Park
- Priced 25% Below Market Value\*
- Entrance Hall & Living Room
- Re-Fitted Breakfast Kitchen
- Two Excellent Bedrooms
- Refurbished Bathroom
- Secure Off-Road Parking
- Triple-Glazing & Central Heating



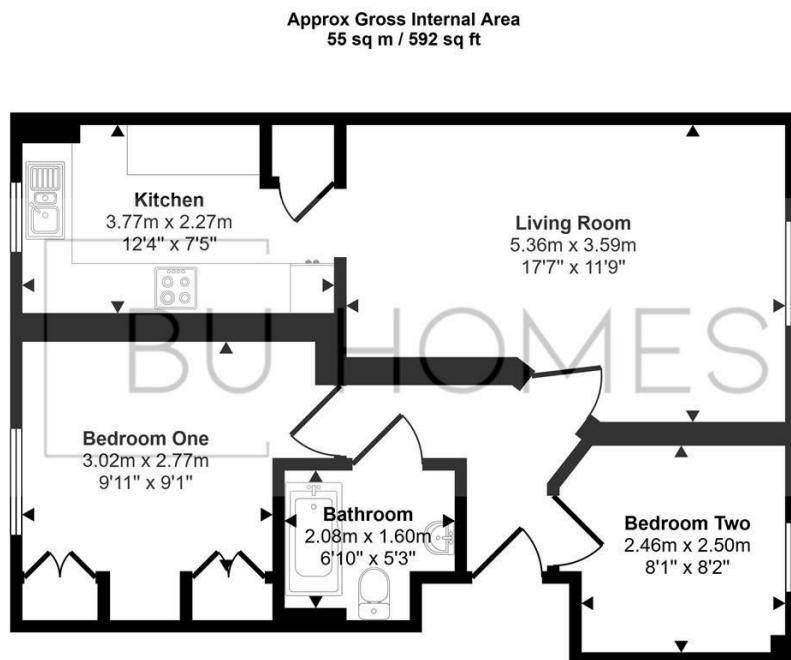
A well-presented ground floor apartment situated a stone's throw from Brueton Park and Solihull Town Centre, being priced 25% below market value\* and having the added benefit of no upward chain!

The apartment boasts triple-glazing and gas fired central heating, providing quiet and comfortable accommodation which briefly comprises an entrance hall, an attractive living room with space for a dining table, a re-fitted breakfast kitchen, two excellent bedrooms and a refurbished bathroom.

Outside, the rear courtyard is accessed via a 'smart' video entry system which offers secure gated parking for both residents and their guests.

The centrally located property is perfectly placed for all the amenities that the Town Centre offers, including Touchwood Shopping Centre and regular public transport services to surrounding areas; whilst the nearby Warwick Road also provides easy access for the commuter to the Midlands motorway network.

\*Please call for further details.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Call us on

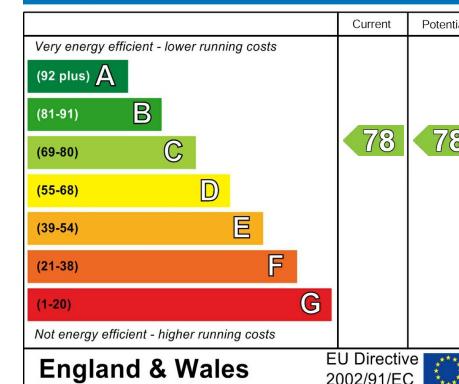
**0121 7784443**

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**Council Tax Band**

**C**

**Energy Efficiency Rating**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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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