



# BU HOMES

Offers over

**£140,000**

**ROCKSBOROUGH  
HOUSE, SOLIHULL,  
B92 7GA**



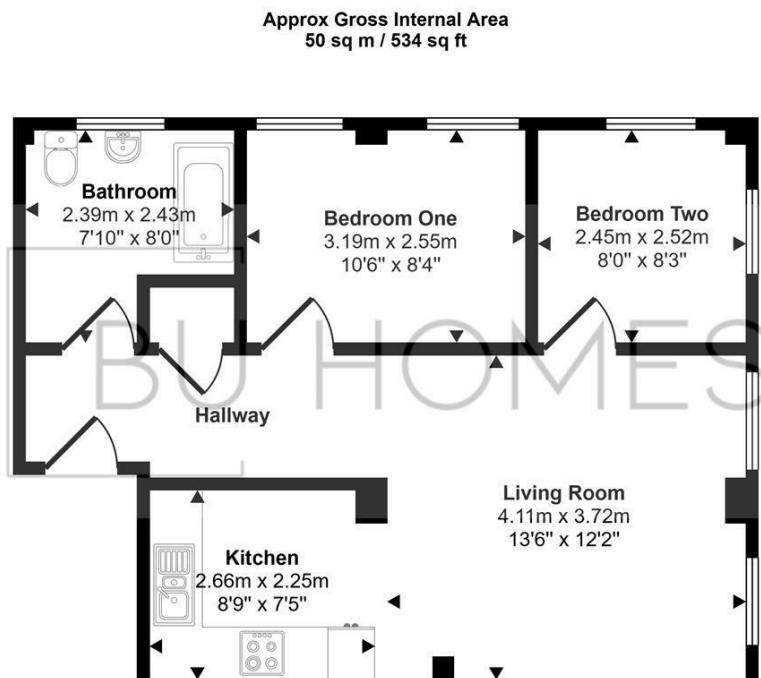
- Modern First Floor Apartment
- Secure Gated Development
- Close to Olton Train Station
- Communal Atrium with Lift
- Hallway and Store Cupboard
- Open Plan Living Room and Kitchen
- Two Bedrooms and Bathroom
- One Allocated Parking Space



A contemporary first floor apartment situated in a most convenient location within walking distance of Olton Train Station and other amenities. Offering a potential gross rental return in excess of 8% and being sold with the option of having furniture included at no extra cost, the property is ideally suited for buy-to-let investors and first time buyers alike.

Forming part of a secure gated development, having a welcoming communal atrium with lift access to the upper floors, the apartment occupies a rear corner position so enjoys a pleasant dual aspect. The accommodation, which benefits from gas fired central heating and double glazing, briefly comprises a hallway with a built-in store cupboard, a living room with an open plan aspect to a fully equipped kitchen, one double bedroom, one single bedroom/study and a modern bathroom. Outside, there is one allocated parking space within the car park behind.

Located on the Warwick Road less than two and a half miles from Solihull Town Centre, the A41 also provides direct access to the M42 motorway and Birmingham's ring road. The nearby Olton Train Station makes travelling by rail into the City Centre a breeze with a typical journey time of around ten minutes.



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

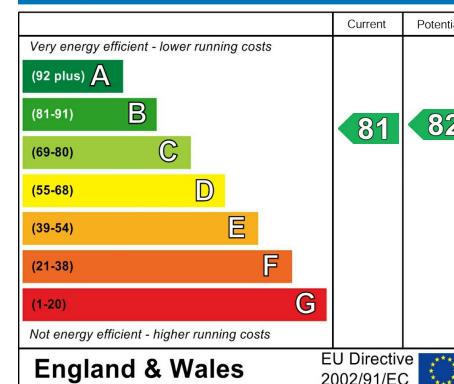
**0121 7784443**

[info@buhomes.co.uk](mailto:info@buhomes.co.uk)  
[www.buhomes.co.uk](http://www.buhomes.co.uk)

**Council Tax Band**

**B**

**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.

**BU HOMES**