



melvyn  
**Danes**  
ESTATE AGENTS



Northdown Road  
Solihull  
Asking Price £220,000



Northdown Road is off Dingle Lane leads directly off Blossomfield Road one of the main arterial roads leading into the town centre of Solihull passing secondary school campuses, Solihull College and Tudor Grange Park and leisure centre, opposite which is access to Solihull's main line London to Birmingham railway station.

Travelling in the opposite direction Blossomfield Road joins Marshall Lake Road passing Sears Retail Park and on to the A34 Stratford Road which gives access to the city centre of Birmingham, via Shirley and Hall Green and in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property is situated in a purpose built block set back from the road behind a driveway leading to a communal entrance door. A secure intercom system allows access to the block where the property can be found on the first floor. Offering well maintained accommodation comprising of a fitted kitchen with space for table and chairs, large living dining room with double aspect windows, two double bedrooms one of which with fitted wardrobes, bathroom and single garage. Holding a convenient location this apartment will be popular.





## ACCOMMODATION

Entrance Lobby

Entrance Hall

Kitchen/Breakfast Room

14'8" max x 13'9"

Living/Dining Room

22'5" x 10'7"

Inner Hall

Bedroom One

13'7" x 10'7"

Bedroom Two

10'9" x 13'9"

Family Bathroom

Garage

Communal Gardens/Grounds





TENURE: We are advised that the property is leasehold, with a service charge of £2400 per annum which includes the ground rent and the lease has approximately 127 years remaining.

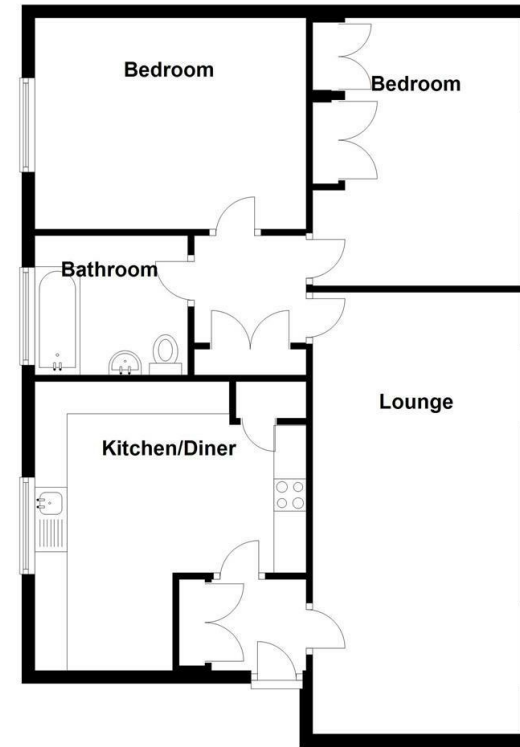
COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.

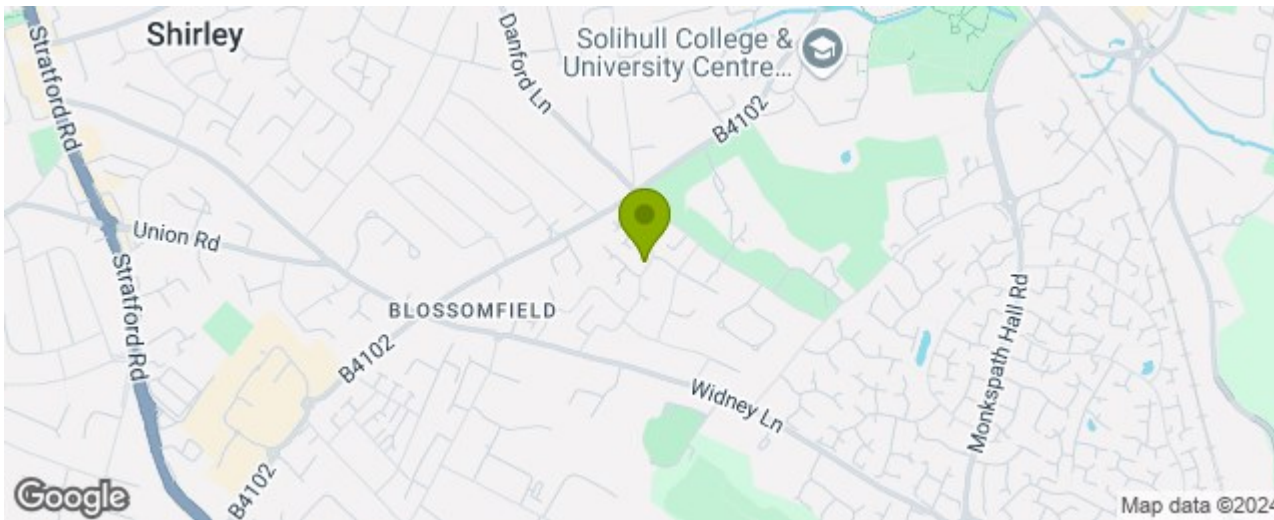
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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.

**First Floor**



Total area: approx. 79.6 sq. metres (856.4 sq. feet)



**16 Northdown Road Solihull Solihull B91 3LY  
Council Tax Band: C**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.