



Arden Court, Lyndon Road, B92 7RF | £199,950
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HERE TO GET *you* THERE

Arden Court, Lyndon Road, B92 7RF

Solihull offers an excellent range of amenities which includes first class 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). In addition, the N.E.C., 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 (mileages approximate).



APPROACH

access to the property is gained via security intercom system giving access to the communal entrance with stairs and lift access to upper floors. The apartment can be located on the ground floor with door leading through to:-

ENTRANCE HALL

with wooden flooring, wall mounted electric heater, recessed spot lights and doors leading off to:-

LOUNGE

4.32m (14' 2") x 3.86m (12' 8")

with UPVC double glazed window to the rear elevation, recessed spot lights, wall mounted electric heater, wooden flooring and open access leading through to:-

KITCHEN

3.66m (12' 0") x 1.63m (5' 4")

with a range of base, drawers and wall mounted units with work surfaces over, stainless steel sink unit with drainer and mixer tap over, integrated four ring hob with extractor over, integrated fridge/freezer, integrated dish washer, tiled flooring, recessed spot lights

UTILITY ROOM

with base units with work surfaces over, stainless steel sink unit, plumbing for washing machine and dryer, tiled flooring, recessed spot lights and wall mounted electric heater.

MASTER BEDROOM

4.55m (14' 11") x 3.86m (12' 8")

with built in wardrobes, wall mounted electric heater, UPVC double glazed window to the rear elevation and door leading into:-

ENSUITE

with low flush wc, hand wash basin, shower cubicle with thermostatic control and shower head over, tiled walling, tiled flooring, extractor fan, recessed spot lights, heated towel radiator.

BEDROOM TWO

3.43m (11' 3") x 2.59m (8' 6")

with built in wardrobe, wall mounted electric heater, recessed spot lights, and UPVC double glazed window to the rear elevation.

BATHROOM

1.88m (6' 2") x 1.70m (5' 7")

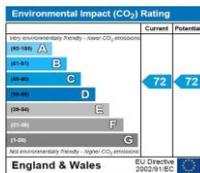
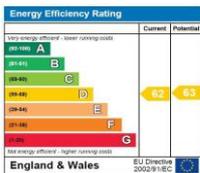
with low flush wc, hand wash basin, panelled bath unit with shower head over, tiled walling, tiled flooring, heated towel radiator, extractor fan and recessed spot lights.

OUTSIDE

COMMUNAL GARDENS

UNDERGROUND PARKING





DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



SALES / LETTINGS / MANAGEMENT
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