



**Apartment 57, 18 Union Road, Solihull  
B91 3DH**

Price Guide **£215,000**

- Luxury Spacious Apartment
- Views Across Playing Fields
- Ensuite & Family Bathroom
- Secure Underground Parking
- No Chain
- Energy Efficiency Rating – B

**0121 709 3300**

# Apartment 57, 18 Union Road, Solihull B91 3DH

Bartleys Estate Agents are delighted to offer for sale this spacious, two bedroom, two bathroom second-floor apartment. Situated conveniently in the heart of Solihull Town Centre, in School House, B91, the property is within walking distance to Solihull Town Centre and Solihull Train Station providing excellent commuter services to London Marylebone and Birmingham City Centre. This property has the benefit of being sold chain free and viewing is highly recommended.

## APPROACH

The property is accessed via a communal entrance which has stairs leading to the upper floors alongside a secure coded lift. On the second floor you will find a door which opens into:

## ENTRANCE HALLWAY

Inclusive of laminate flooring, ceiling light points, electric heaters, power points, two storage cupboards, intercom system and doors gaining access into:

## OPEN-PLAN LIVING AREA

25' 11" (7.9M) X 12' 10" (3.9M)

## LOUNGE / DINER

Comprising laminate flooring, ceiling light point, electric heater, power points, television point, double glazed windows to the rear aspect, a double glazed door out onto the balcony and open access into:

## KITCHEN

Having laminate flooring, downlighting, power points, wall and base units with worksurface over incorporating one and a half stainless steel sink with drainer, four ring electric hob with oven underneath and extractor fan over, integrated fridge freezer, integrated dishwasher, matching island with storage and breakfast bar space and a door into a spacious storage cupboard.



**BEDROOM ONE (REAR)**  
**14' 5" (4.4M) X 11' 10" (3.6M)**

With laminate flooring, ceiling light point, electric heater, power points, double glazed window to the rear aspect, intercom system, integrated wardrobes and a door into:

**EN-SUITE SHOWER ROOM**  
**7' 3" (2.2M) X 5' 7" (1.7M)**

Inclusive of vinyl flooring, downlighting, extractor fan, heated towel rail, shaving point, low-level flush WC, pedestal hand wash basin, walk-in shower cubicle and partially tiled walls to splash-prone areas.

**BEDROOM TWO (REAR)**  
**14' 5" (4.4M) X 9' 10" (3.0M)**

Comprising laminate flooring, ceiling light point, electric heater, double glazed window to the rear aspect, power points and integrated wardrobes.

**FAMILY BATHROOM**  
**7' 7" (2.3M) X 6' 3" (1.9M)**

Having vinyl flooring, downlighting, extractor fan, shaving point, heated towel rail, low-level flush WC, pedestal hand wash basin, bath with shower over and partially tiled walls to splash-prone areas.

**PARKING**

The property also benefits from having one allocated space which is located in a secure gated underground parking lot.

**TENURE**

We have been advised that the property is Leasehold with 106 years remaining unexpired. This is subject to verification by your Solicitor.

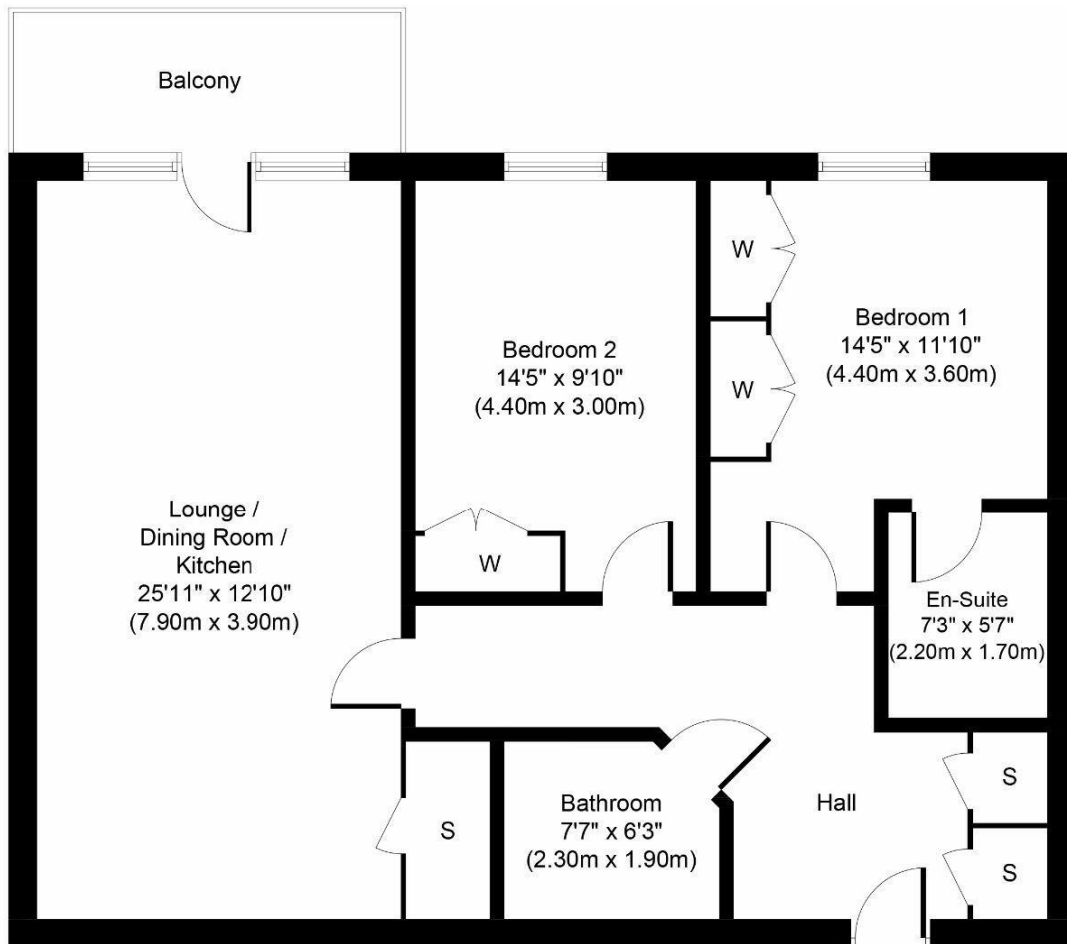
**SERVICE CHARGE**

We have been advised that the Service Charge is £3236 per annum and is payable monthly. This is subject to verification by your Solicitor.

**GROUND RENT**

We have been advised that the Ground Rent is £189.44 per annum. This is subject to verification by your Solicitor.





**Approximate Floor Area**  
**918 Sq. ft.**  
**(85.3 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)



2 Manor Walk  
 High Street  
 Solihull B91 3SX  
 Tel: 0121 709 3300  
 Email: [info@bartleys-uk.com](mailto:info@bartleys-uk.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.