

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 739 Sq Ft  
**TENURE** - Leasehold  
**SERVICE CHARGE** - £2,300 per annum  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - C  
**BROADBAND** - Upload Max 1000Mbps  
Download Max 1000Mbps  
**MOBILE** - O2 Vodafone  
**EPC** - C - 79  
**PARKING** - Single Garage  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

Are you an investor  
interested in expanding your  
portfolio?

**Call 0121 775 0101 to provide your  
investment criteria for alerts.**

## ALBANY GARDENS

Solihull, B91

This delightful first-floor apartment is within walking distance to Solihull town centre and offers a perfect blend of comfort and convenience. This apartment is a rare find in a sought-after area, combining modern living with an enviable location and is an ideal choice for downsizers or investors alike.

### FEATURES

- Spacious First Floor Apartment
- Tastefully Presented Throughout
- Fitted Kitchen
- Bright Lounge/Dining Room
- Principal Bedroom with Fitted Wardrobes & En-Suite Shower Room
- Second Double Bedroom with Fitted Wardrobes
- Shower Room
- Single Garage En-Bloc
- Well Maintained Communal Grounds
- Walking Distance to Solihull Town Centre



### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

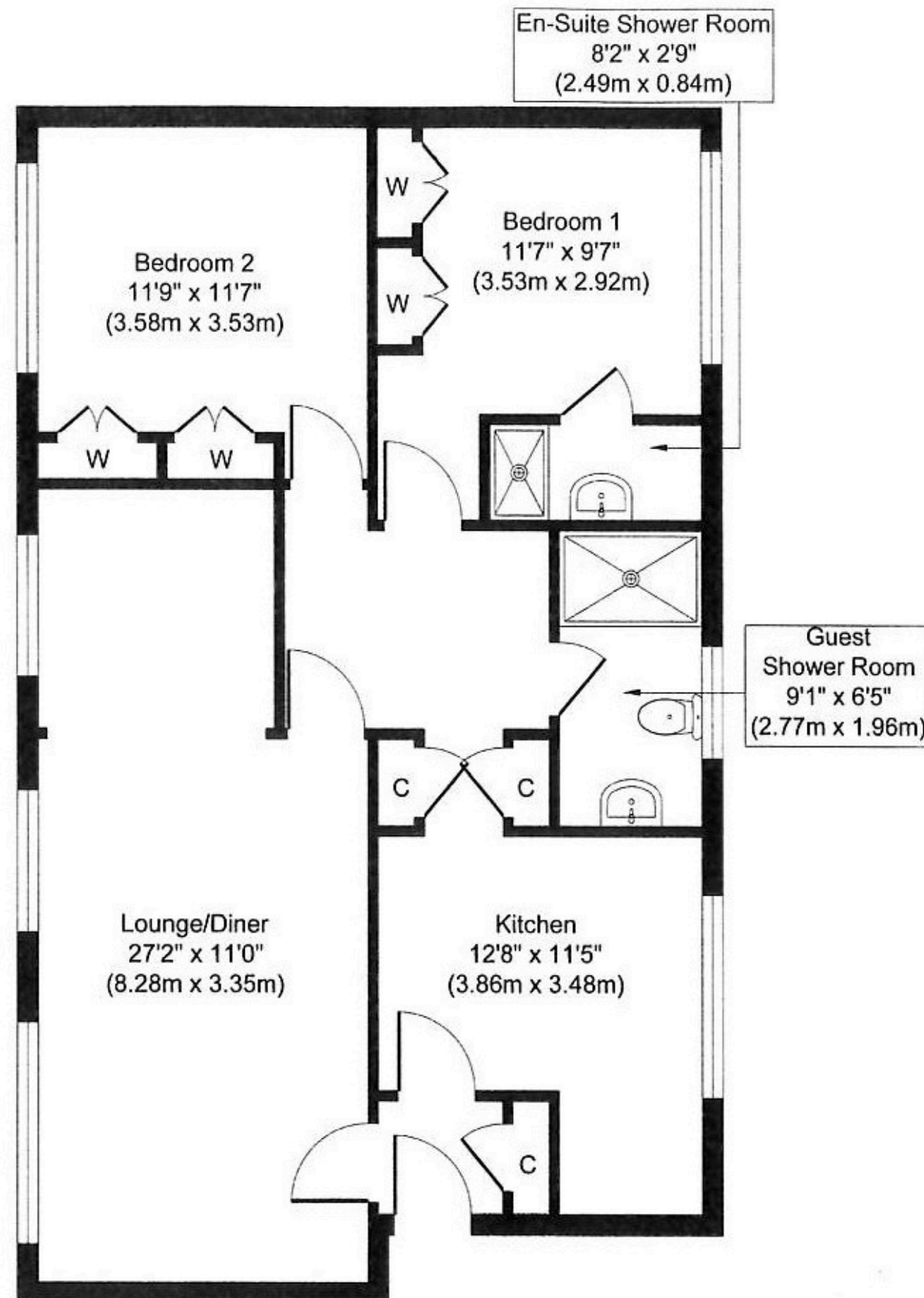
### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

SCAN TO **VIEW OUR**  
**WEEKLY FILMS &**  
**SUBSCRIBE**



**Approximate Floor Area**  
**739 sq. ft**  
**(68.66 sq. m)**