



23 Baldwins Lane

, Hall Green, B28 0FH

Offers over £223,000



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HS Homes of Solihull are proud to present this stunning and exclusive two bed apartment. Loxley Court was developed in 2019 and has been finished to a very high specification. The property comes with a new build warranty until 2029. The apartment comprises of 2 double bedrooms, one with ensuite, a lounge and dining area and family bathroom. With one allocated parking space and a private and enclosed communal garden set behind the apartments.

On Approach

The apartments are set back from the road behind a tarmacadam driveway which leads on to the car park and communal gardens. With a video door entry system which provides secure and controlled admission to those visiting your home. As you enter the communal hallway, you take the stairs to the first floor.

Hallway

Through the main front door on the first floor and into the hallway. The hallway leads on to the 2 bedrooms, open plan kitchen and living area and the family bathroom. There are two large storage cupboards in this room, a radiator, LED downlights and wooden flooring to finish.

Open Plan Kitchen and Living Area

This versatile space offers both kitchen, living and dining areas with a large double-glazed bay window to the front of the property. There are various television points and plug sockets to enable the homeowner to reconfigure their furniture to suit their needs.

The kitchen has full integrated appliances including a

fridge freezer, induction hob, oven cooker, dishwasher and washer dryer. Silestone work surfaces with undermount sink with built-in drainer, LED downlights, grey wall tiles and porcelain floor tiles to finish.

The living and dining area has 2 ceiling lights and wooden flooring to finish.

Master Bedroom

The master bedroom has double-glazed French doors allowing access to your own private patio. There is a radiator, ceiling light and carpet to finish. Leading on from the master bedroom is the en-suite.

Ensuite

The ensuite has Porcelanosa tiles to wall and floor, sliding door to Hansgrohe shower, toilet, sink with mixer tap and a wall-mounted illuminated backlit LED mirror. There is a compact and wall mounted heated towel rail in this room with LED downlights.

Bedroom Two

Bedroom two has double-glazed French doors allowing access to the Juliet balcony. There is a radiator, ceiling light, 2 LED downlights and carpet to finish.

Family Bathroom

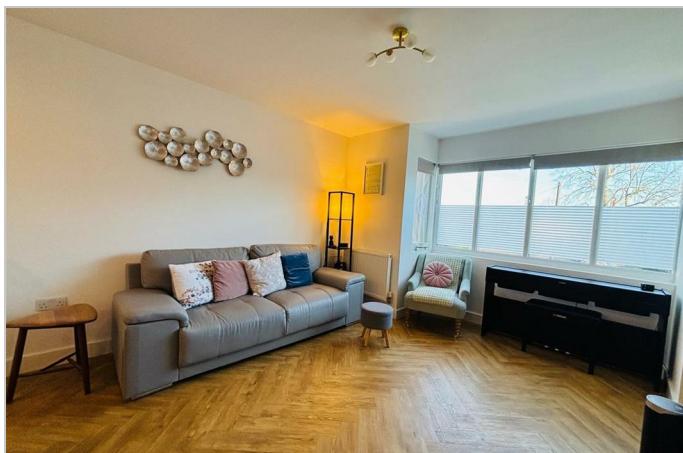
The family bathroom has Porcelanosa tiles to wall and floor with a stylish and modern white suite comprising of a Hansgrohe shower over bath, toilet, sink with mixer tap and under sink storage. With a heated towel rail, wall-mounted illuminated backlit LED mirror and LED downlights.

The Location

Loxley Court is situated a stones throw away from Robin Hood Island and the main Stratford Road which offers excellent transport links by bus or car into Solihull, Shirley and Birmingham City Centre.

Hall Green hosts a wide variety of pubs, restaurants, cafes and supermarkets ranging from budget supermarkets such as ALDI right up to high-end supermarkets such as Waitrose.

If it's the outdoors you prefer, you can find plenty of nature reserves, parks and canal walks nearby. The renovated and improved Shirley Park is just over 1 mile away which offers some great facilities such as a skate park, outdoor gym, children's play area, ornamental gardens, dog agility area, football pitches and tennis courts.



If you have a young family, schools will be a major consideration for you. Loxley Court is in the catchment area for a variety of good and outstanding primary and secondary schools.

With excellent transport links to the M42, M40, M6 and M5, getting around the UK is simple. For those who don't drive, then Yardley Wood, Hall Green and Shirley Railway Station are situated less than 1.5 miles from Loxley Court, which offers easy access to both Birmingham City Centre and Stratford Upon Avon. If you want to escape the UK then Birmingham airport is just 7 miles away, with over 150 direct flights running daily.

Hall Green is around six miles southeast of Birmingham City Centre, making it a great location for those looking to live in the countryside but still close enough to the hustle and bustle of the big city.



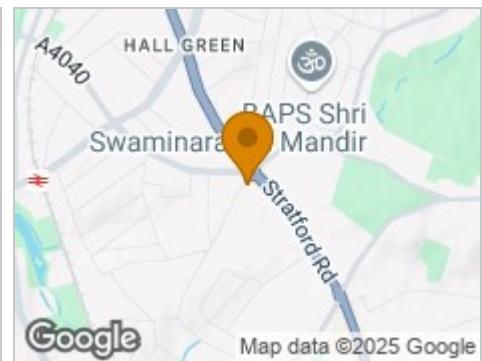
Road Map



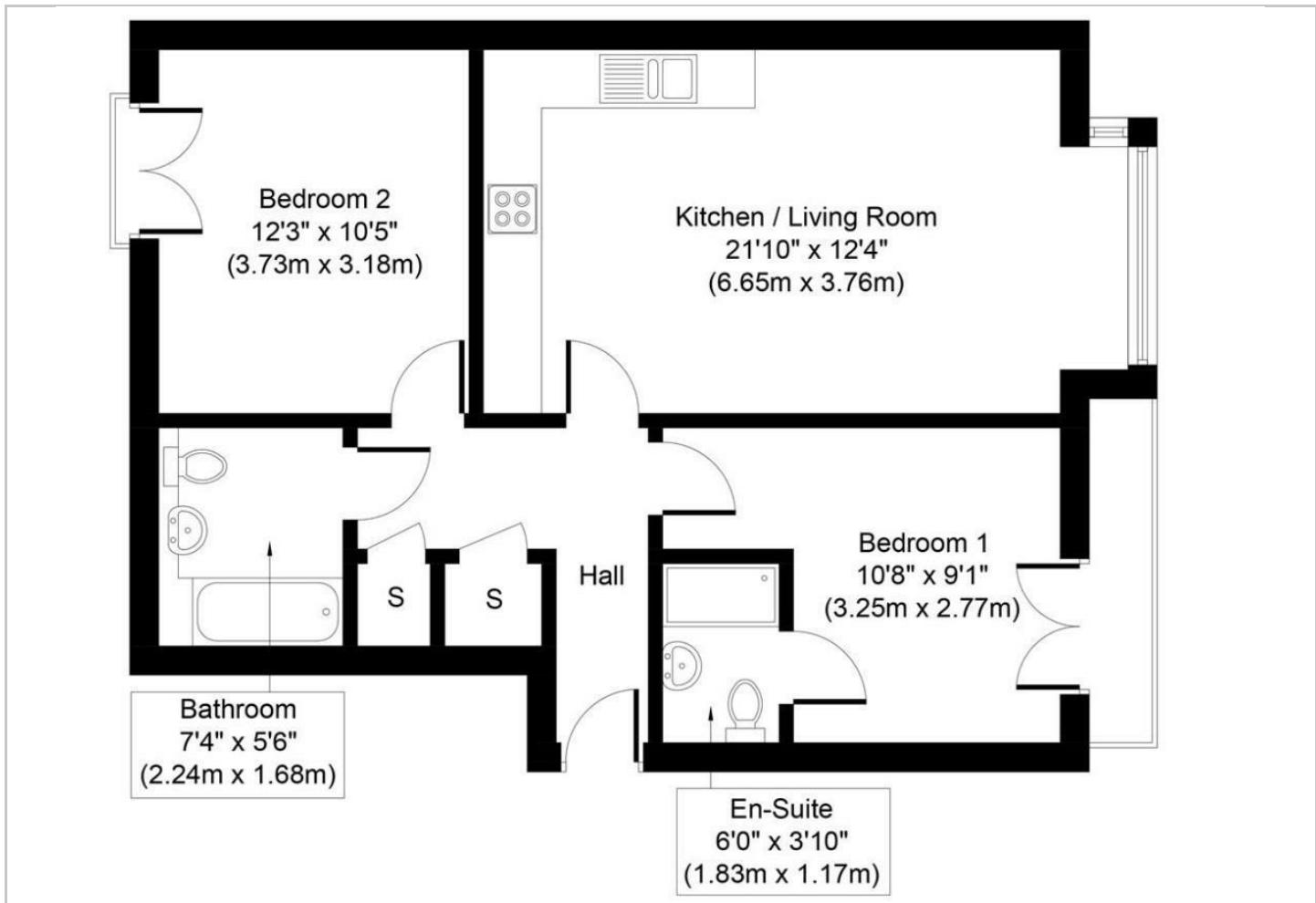
Hybrid Map



Terrain Map



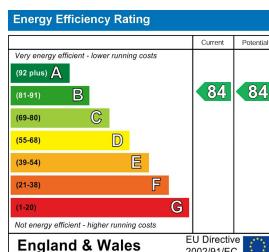
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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