



**Grange House, Main Street, Shirley, Solihull, B90 1UB**

**welcome to**

**Grange House, Main Street, Shirley, Solihull**

This well presented and deceptively spacious two bedroom apartment is situated on the upper floor of a popular development in the sought after area of Dickens Heath, Solihull. The home is placed with easy access to a variety of shops, cafes, eateries and a medical centre.



**Entrance Porch**

Secure communal entrance. Stairs rising to upper floors.

**Entrance Hall**

Door to front. Access to storage cupboard and telecommunications. Central heating radiator.

**Open Plan Kitchen-Lounge**

21' 6" max x 15' 5" max ( 6.55m max x 4.70m max )

**Lounge Area**

Three double glazed windows to side and double glazed window to rear. Two central heating radiators.

**Kitchen Area**

A range of wall and base units with sink and drainer. Integrated oven and gas hobs with extractor hood over. Space for free standing appliances (fridge-freezer and washing machine). Breakfast bar and tiling to splash prone areas. Access to the boiler.

**Bedroom One**

11' 6" x 9' 4" ( 3.51m x 2.84m )  
Double glazed window to rear. Built-in wardrobe and central heating radiator.

**En Suite**

Low level toilet, hand wash basin with pedestal.  
Shower cubicle with wall mounted electric shower.  
Tiling to splash prone areas and heated towel rail.

**Bedroom Two**

12' 1" excluding recess x 11' 7" ( 3.68m excluding recess x 3.53m )  
Double glazed window to side and central heating radiator.

**Bathroom**

Low level toilet, hand wash basin with vanity unit.  
Bath with screen and wall mounted shower over.  
Tiling to splash prone areas and heated towel rail.

**Parking**

Communal parking.

**Agent Note**

The Council Tax Band is C.



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welcome to

## Grange House, Main Street, Shirley, Solihull

- TWO BEDROOM UPPER FLOOR APARTMENT
- OPEN PLAN KITCHEN-LOUNGE
- BATHROOM
- ENSUITE TO MASTER BEDROOM
- COMMUNAL PARKING

Tenure: Leasehold EPC Rating: C

offers over

**£160,000**



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
SLY110447 - 0003

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