



**Malvern Court Warwick Road, Solihull B91 3EP**

**welcome to**

## **Malvern Court Warwick Road, Solihull**

Shipways are delighted to offer this well presented two bedroom first floor retirement apartment for over 55's, situated in the heart of Solihull. Offered chain free, the complex is designed for comfort and convenience for those looking to socialise with similar ages as well as have independence.

### **Agent Notes**

The Council Tax Band is D. The length of the lease is 99 years from 29th September 1985.

### **Entrance Porch**

Secure communal entrance with stairs and lift to upper floors.

### **Entrance Hall**

Door to side. Two storage cupboards, central heating radiator and telecommunications.

### **Kitchen**

9' 9" x 6' 9" ( 2.97m x 2.06m )

Double glazed window to front. A range of wall and base units with sink and drainer. Integrated appliances (oven, electric hob, fridge-freezer & washing machine). Extractor hood over. Access to boiler and tiling to splash prone areas.

### **Lounge-Diner**

23' 9" excluding bay x 12' 9" ( 7.24m excluding bay x 3.89m )

Double glazed window to front and side. Double glazed bay window to rear. Two central heating radiators and electric fireplace.

### **Bedroom One**

12' 8" x 12' 1" to wardrobe ( 3.86m x 3.68m to wardrobe )

Double glazed window to rear. Central heating radiator and built-in-wardrobe.

### **Bedroom Two**

12' 8" x 8' 1" ( 3.86m x 2.46m )

Double glazed window to rear. Central heating radiator and fitted wardrobes.

### **Shower Room**

Toilet and hand wash basin with vanity unit. Shower

cubicle and tiling to splash prone areas and heated towel rail.

### **Communal Gardens**

Path, laid lawn, trees and flower beds.





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welcome to

## Malvern Court Warwick Road, Solihull

- OFFERED CHAIN FREE
- OVER 55'S RETIREMENT APARTMENT
- TWO BEDROOMS
- SPACIOUS LOUNGE
- SHOWER ROOM

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£159,950**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
SLY110456 - 0007

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