



# Warwick Road, Olton

## Asking Price £120,000

- ONE BEDROOM
- LIFT ACCESS TO ALL FLOORS
- TASTEFULLY DECORATED
- OFF ROAD PARKING AVAILABLE
- RETIREMENT
- WELL PRESENTED
- WELL MANAGED
- STUNNING COMMUNAL GARDENS

Grange Court can be found just off Grange Road which leads directly to the A41 Warwick Road opposite the Dovehouse parade of shops offering independent retailers and coffee shops. Regular bus services operate along the A41 to the town centre of Solihull and in the opposite direction, via Acocks Green, to the city centre of Birmingham.

Olton Railway Station is a short distance away providing services to Birmingham and beyond and Solihull has its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

A stunning one double bed roomed first floor apartment at the popular Grange Court. Beautifully and tastefully modernised to include top quality fixtures and fittings with a bright and airy feel.

Accessed via communal entrance leading to one flight of stairs or lift and our front door.

### ENTRANCE LOBBY



A bright and welcoming lobby accessed via secure intercom and leading through the complex to our first floor accommodation.

### ENTRANCE HALL

An inner hall with access to living dining room, bed room and bathroom with various storage cupboards for cloaks and general household items.

### LIVING/DINING ROOM 19'2" x 10'4" (5.859 x 3.163)



A large and bright living dining room with Juliet balcony opening onto the attractive communal gardens. With access through into the kitchen and having ceiling lights and wall mounted heaters with an electric fire place with stone effect surround.

### KITCHEN 6'5" x 9'7" (1.973 x 2.922)



A fully fitted kitchen with a range of high gloss wall mounted and base units with worktop over. Having integrated appliances including fridge/freezer, electric oven and hob with extractor, washer/dryer, 1.5 bowl sink with mixer tap. With a window to the rear elevation ceiling light and wall mounted heater.

## BEDROOM

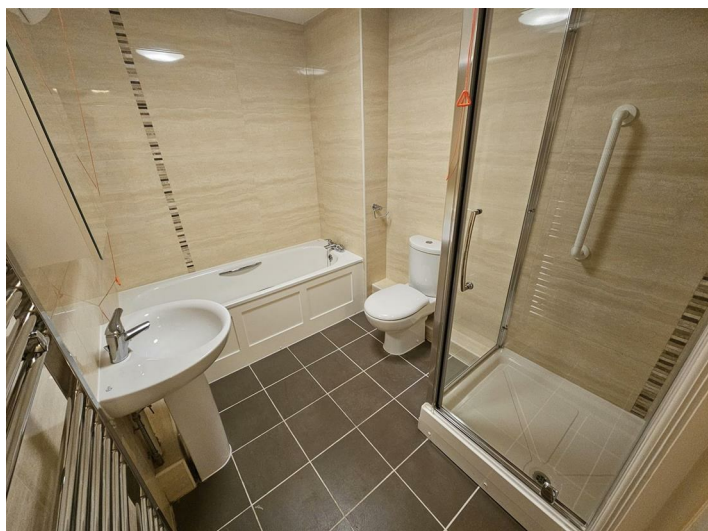
11'11" x 9'9" (3.640 x 2.974)



A double bedroom with fitted mirrored wardrobes, ceiling light and wall mounted heater with window to rear elevation.

## BATHROOM

8'4" x 6'4" (2.543 x 1.941)



A well fitted bath and shower room with a four piece suit including walk in shower cubicle with thermostatic shower, bath, toilet and wash basin, heated towel rail, ceiling light and extractor.

## OUTSIDE

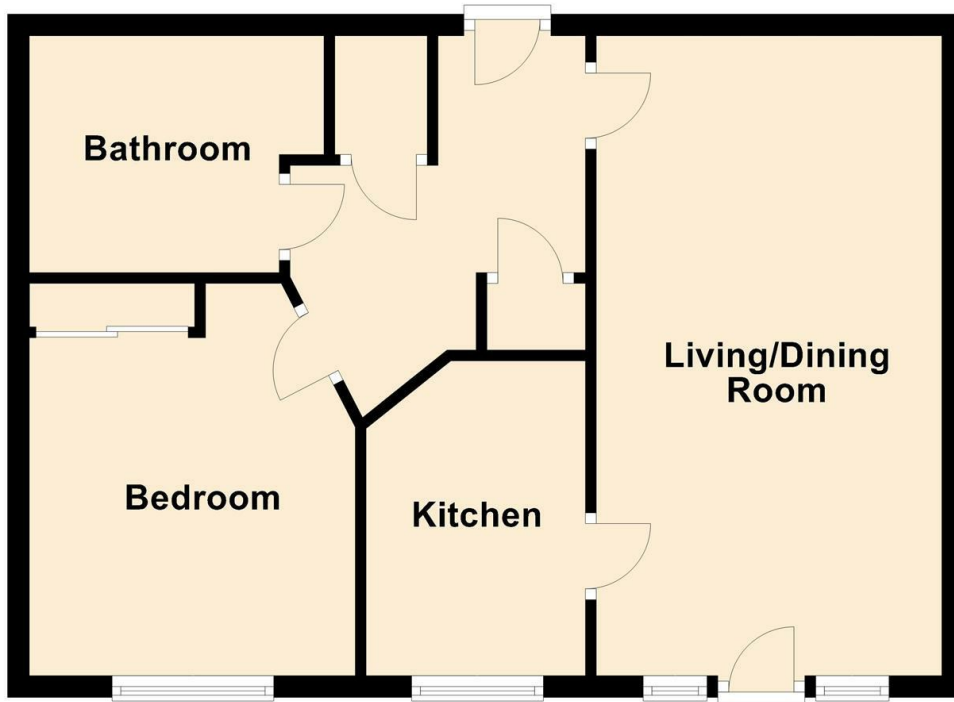


With a allocated parking space available for a small annual charge. Visitor parking is served on a free for all basis. The grounds to this complex are extremely well kept. Offering planted borders and private communal gardens to the rear with various seating areas accessed from various points within the building.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

### Ground Floor



#### LOCATION

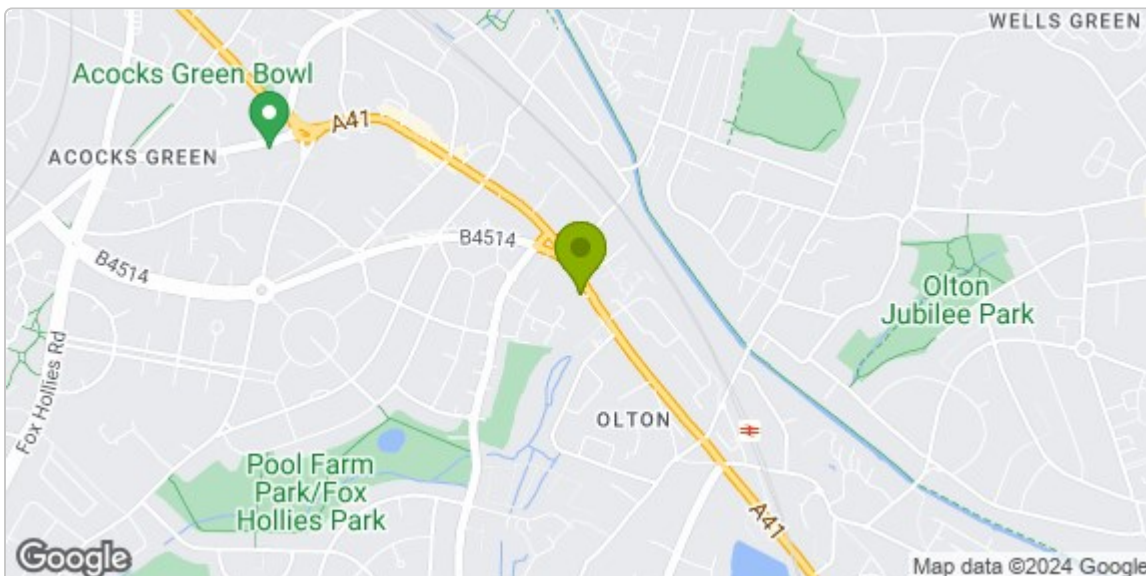
Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, opposite the Dovehouse parade of shops and turn left into Grange Road where the entrance to Grange Court will be found on the right hand side.

**TENURE:** We are advised that the property is leasehold with 112 years remaining on the lease. The property has an annual ground rent of £265.20 and service charge of £3182.4 per annum. With a FFM of 41.67 per month.

**COUNCIL TAX BAND:** A unconfirmed.

By appointment only please with the Solihull office on 0121 711 1712

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or survey.



**Full Postal Address:**  
Grange Court Warwick Road  
Olton Solihull B92 7GL

**Council Tax Band:** A

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

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