

A yellow oval logo with a green border. The word 'Danes' is in large green letters, 'melvyn' is in smaller green letters above it, and 'ESTATE AGENTS' is in smaller green letters below it.

**melvyn
Danes**
ESTATE AGENTS

A white rectangular sign with a black border, mounted on a brick wall. The text 'The Grove' is in a large serif font, followed by a horizontal line, and then '505 Warwick Road' and 'Apartments 1-18' in a smaller sans-serif font.

The Grove

505 Warwick Road
Apartments 1-18

Warwick Road

Solihull

Asking Price £300,000

Description

This imposing purpose built prestigious apartment complex is located on Warwick Road which is one of the main arterial roads providing access into the town centre of Solihull which has a thriving business community and its own main line London to Birmingham railway station.

The A41 Warwick Road also provides access to junction 5 M42 motorway via Solihull bypass. The M42 forms the hub of the motorway network in the West Midlands and a junction 6 where you will find access to Birmingham international Airport and Train Station. With excellent schools locally and a host of amenities within walking distance this apartment is ideally situated for a range of buyers.

The property is set back from the road behind secure intercom accessed gates and a deep driveway. The driveway leads to the rear of the development where the allocated, guest and garage parking is situated along with communal gardens. The accommodation is accessed via secure communal entrance door leading to lobby area allowing stair access or lift access to all floors.

Flat 5 can be found on the first floor. When entering you are welcomed by a through hallway that allows access to all room and offers various storage options. We have a fitted kitchen with a range of integrated appliances, entered via double doors is the large open plan living/dining room with views over the front gardens and Warwick Road. We have two double bedrooms both with ample built in/wardrobe storage and one of which has a fitted en-suite shower room. The property benefits from allocated parking and a single garage with up and over door. There is also visitor parking and well maintained communal gardens.



Accommodation

Entrance Hall

Fitted Kitchen

11'1" x 11'5" (3.38 x 3.48)

Large Living/Dining Room

24'5" x 15'0" (7.45 x 4.58)

Bedroom One

25'1" x 10'1" (7.65 x 3.08)

En-Suite

Bedroom Two

17'9" x 10'8" (5.42 x 3.26)

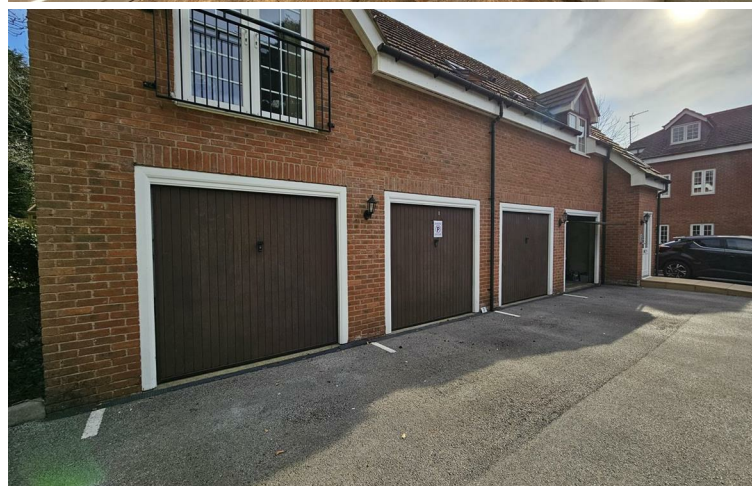
Bathroom

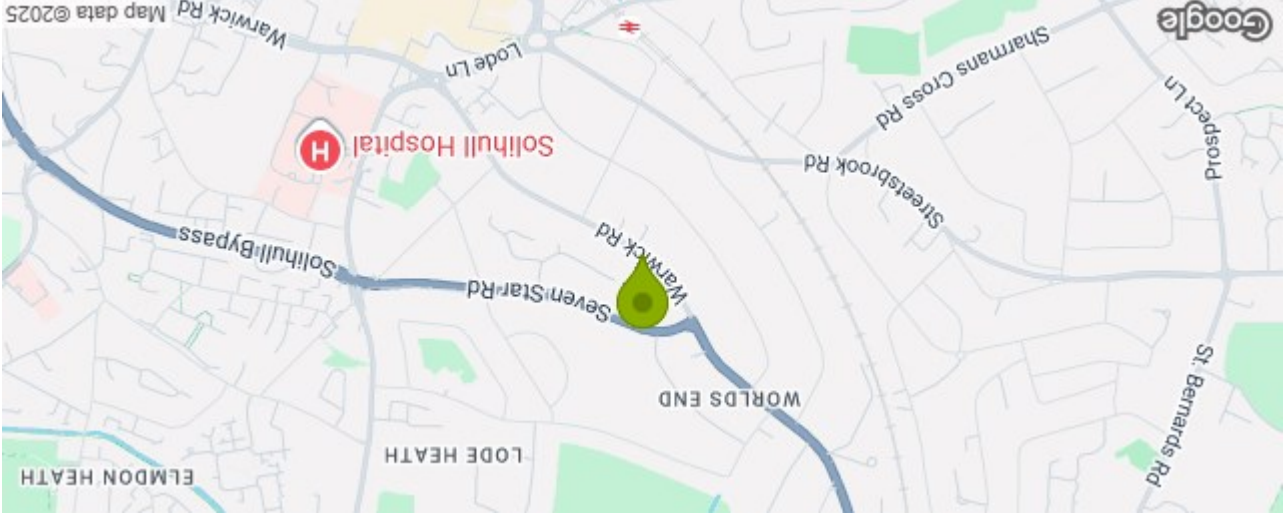
Single Garage

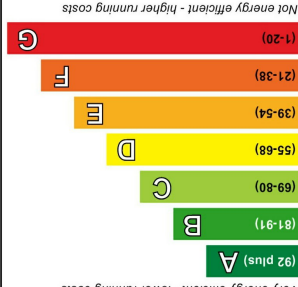
18'9" x 9'5" (5.72 x 2.88)

Single Garage

18'11" x 9'5" (5.77 x 2.88)

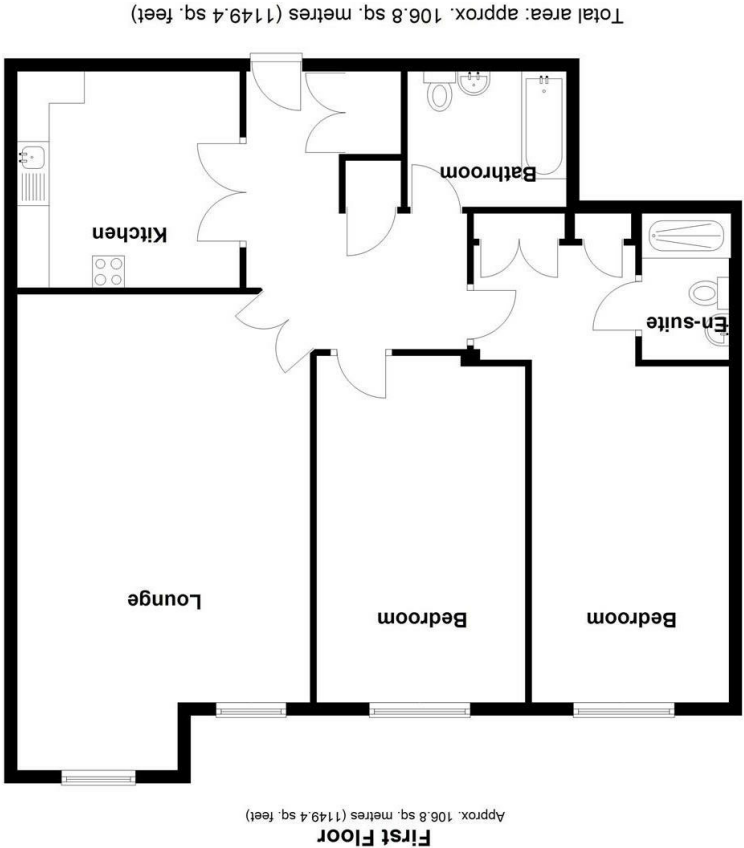




| Energy Efficiency Rating | | | | | | | | | | | | | | | | | | |
|----------------------------|--|--------------|---------------|---|---------|---|---------|---|---------|---|---------|---|---------|---|---------|---|--------|--|
| Potential | Current | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| EU Directive 2002/91/EC |  <table border="1"><thead><tr><th>Energy Class</th><th>Running Costs</th></tr></thead><tbody><tr><td>A</td><td>92 plus</td></tr><tr><td>B</td><td>(81-91)</td></tr><tr><td>C</td><td>(69-80)</td></tr><tr><td>D</td><td>(55-68)</td></tr><tr><td>E</td><td>(39-54)</td></tr><tr><td>F</td><td>(21-38)</td></tr><tr><td>G</td><td>(1-20)</td></tr></tbody></table> | Energy Class | Running Costs | A | 92 plus | B | (81-91) | C | (69-80) | D | (55-68) | E | (39-54) | F | (21-38) | G | (1-20) | |
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| | | F | (21-38) | | | | | | | | | | | | | | | |
| | | G | (1-20) | | | | | | | | | | | | | | | |

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.

The Grove, 505 Warwick Road Solihull B91 1AN
Council Tax Band: D



TENURE: We are advised that the property is Lease Hold with 105 Years remaining on the lease.

BROADBAND: We understand that the standard broadband download speed at the property is around 9 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 28/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 28/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.