



smarthomes

The Grove, Warwick Road

Solihull, B91 1AN

- A Spacious and Beautifully Presented Ground Floor Apartment
- Two Double Bedrooms
- Modern En-Suite Shower Room
- No Upward Chain

Offers Over

£250,000

EPC Rating - C

Current Council Tax Band - D





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property is set back from the road behind automated security gates leading to manicured communal gardens and parking area. A communal front door leads to a small entrance hallway giving access to just two apartments, and a private front door leads into

Private Entrance Hallway

With LED ceiling spot lights, engineered wooden flooring, built in storage cupboards, radiator and glazed Oak double doors leading off to



Spacious Lounge/Diner to Front

23' 10" x 18' 9" max (7.26m x 5.72m max) With a double glazed bay window and further double glazed window to front aspect, glazed door leading directly to communal gardens, two wall mounted radiators, two ceiling light points, stone effect fire surround with granite inset and living flame electric fire



Fitted Breakfast Kitchen

10' 3" x 9' 6" (3.12m x 2.9m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level double oven, integrated fridge/freezer, washing machine and dishwasher. Tiling to splash back areas, LVT flooring, radiator and ceiling spot lights



Bedroom One to Front

19' 2" max x 9' 6" (5.84m max x 2.9m) With double glazed window to front elevation, radiator, ceiling light point, double fitted wardrobe and Oak door to

Modern En-Suite Shower Room

Being fitted with a modern white suite comprising of a large shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, LVT flooring and ceiling spot lights



Bedroom Two to Side

12' 9" x 9' 4" (3.89m x 2.84m) With double glazed window to side elevation, double fitted wardrobe radiator and ceiling light point

Modern Bathroom

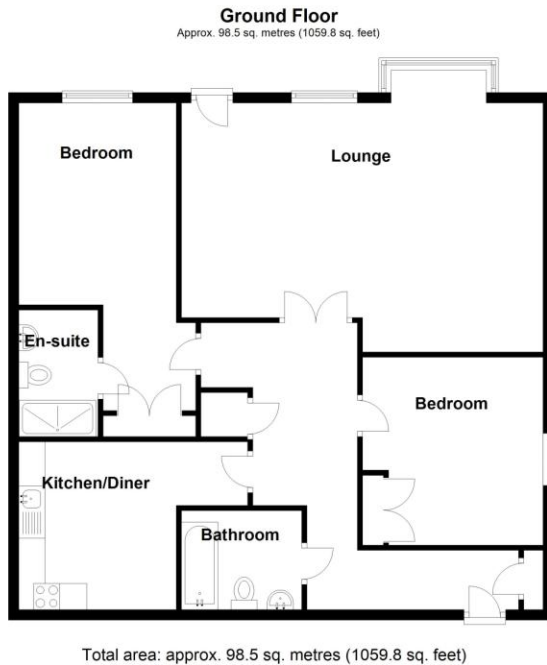
Being fitted with a modern white suite comprising of a panelled bath with shower attachment, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and ceiling spot lights

External

The property sits in delightful manicured communal gardens with two allocated parking spaces and further visitor spaces

Tenure

We are advised by the vendor that the property is leasehold with approx. 107 years remaining on the lease, a service charge of approx. £1,700 per annum and a ground rent of approx. £250 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	7.4	7.8
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.