



Grange Court, Warwick Road

Solihull

- A Spacious Two Bedroom First Floor Retirement Apartment
- Lounge Diner With Juliette Balcony
- Emergency Alarm Call System
- Fitted Kitchen
- Spacious Shower Room
- No Upward Chain

Offers Over £180,000

Current EPC Rating - 80 (C)

Current Council Tax Band - D





Property Description

A spacious first floor two bedroom retirement apartment offered for sale with no upward chain and briefly affording lounge/diner with Juliette balcony, kitchen, spacious shower room, well maintained communal grounds, lift access to all levels, residents lounge, secure door entry system and emergency alarm call system

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.



Rooms & Measurements

Lounge Diner to Side 5.66m x 4.9m (18'7" (max) x 16'1" (max)

Kitchen to Side 2.84m x 1.93m (9'4" x 6'4")

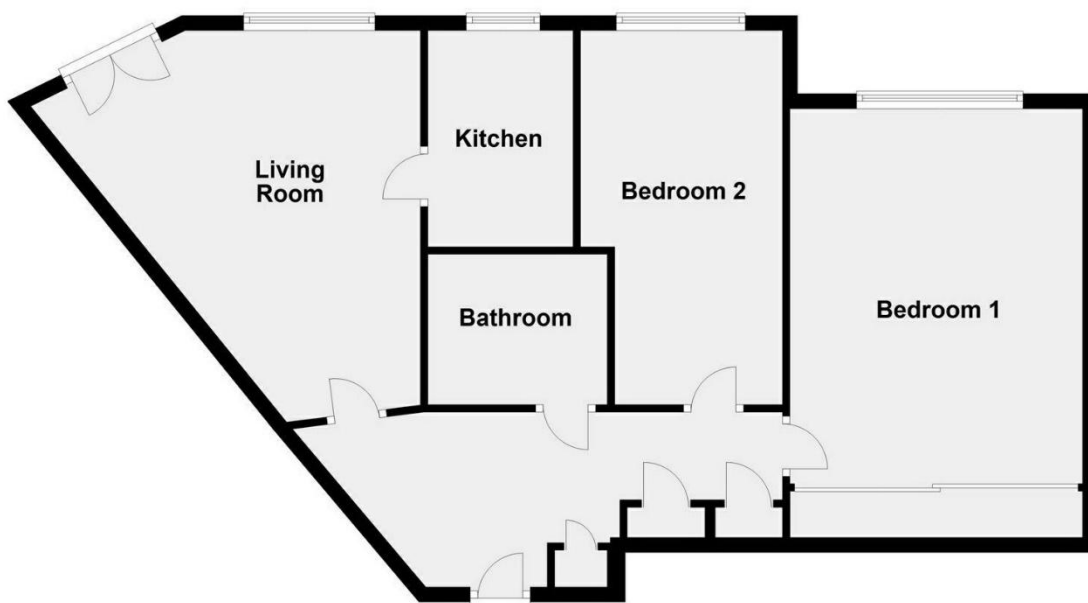
Bedroom One to Side 5.05m x 2.77m (16'7" (to wardrobe frontage) x 9'1")

Bedroom Two to Side 4.95m x 2.64m (16'3" x 8'8" (max)

Spacious Shower Room 2.34m x 2.06m (7'8" x 6'9")

Tenure

We are advised by the vendor that the property is leasehold with approx. 110 years remaining on the lease, a service charge of approx. £4058.76 per annum (inc reserve fund) and a ground rent of approx. £298.58 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band D



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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 are 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.