



Grangewood Court, Woodshires Road

Solihull

- A Ground Floor Two Bedroom Maisonette
- Lounge/Diner
- Kitchen
- Garage In Separate Block

£230,000

Current EPC Rating 69 (C)
Current Council Tax Band C





Property Description

A ground floor two bedroom maisonette benefiting from two bedrooms, lounge/diner, kitchen, garden room, wet room, two bedrooms, private westerly facing rear garden, garage in separate block, UPVC double glazing and gas central heating

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.



Rooms & Measurements

Lounge - 6.4m (into bay) x 3.7m (20'11" x 12'1")

Kitchen - 3.1m x 2.8m (10'2" x 9'2")

Bedroom One to Front - 4.5m x 3.1m (14'9" x 10'2")

Bedroom Two to Rear - 3.2m x 2.8m (to wardrobes) (10'5" x 9'2")

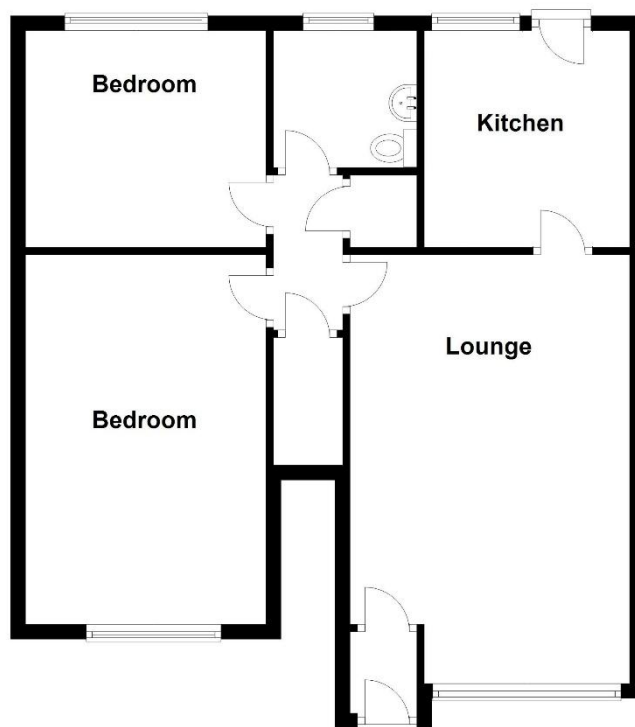
Wet Room to Rear - 1.8m x 1.6m (5'10" x 5'2")

Office/Hub - 2.5m x 2.4m (8'2" x 7'10")

Tenure

We are advised by the vendor that the property is leasehold with approx. 85 years remaining on the lease, a service charge of approx. £1,550 per annum and a ground rent of approx. £100 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 – C



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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 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.