



smarthomes

Grange Court, Warwick Road

Solihull

- A Spacious Two Bedroom First Floor Retirement Apartment
- Lounge Diner With Juliet Balcony
- Kitchen
- Four Piece Bathroom
- Lift Access
- No Upward Chain

£180,000

Current EPC Rating 83 (B)
Current Council Tax Band D

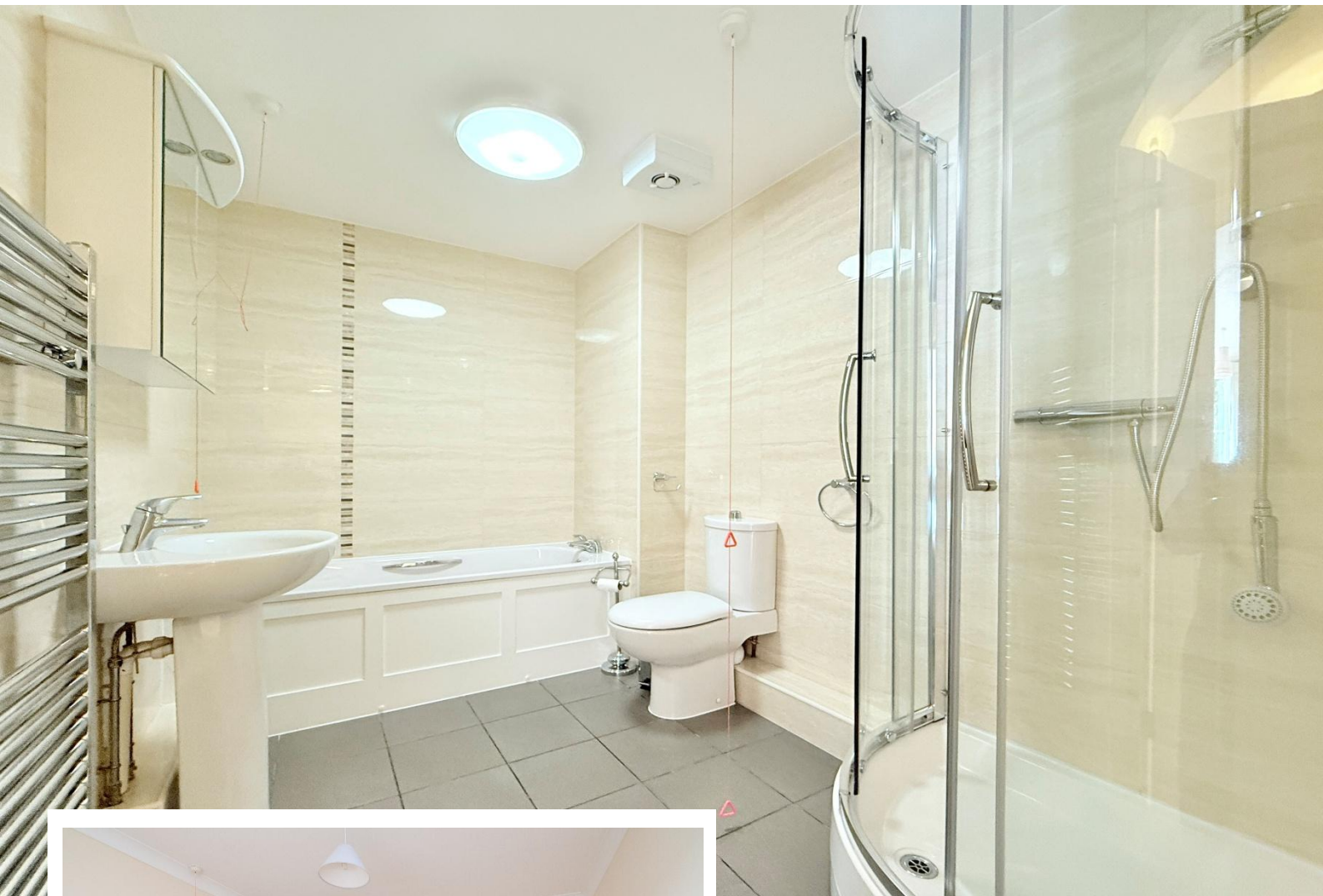




Property Description

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

Conveniently situated close to the popular Dovehouse Parade, and with easy access Solihull Town Centre with its an excellent choice of shops including Touchwood Shopping Centre and John Lewis Department Store. Grange Court is located between Olton and Solihull Railway Stations with local services providing access to Birmingham City Centre and in the opposite direction to London Marylebone, and there are local bus services on the A41 Warwick Road which stop close by. There is also easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station.'



Rooms & Measurements

Entrance Hall

Lounge Diner to Side - 7.7m x 3.25m (25'3" (max) x 10'8" (max)

Fitted Kitchen to Side - 2.9m x 1.83m (9'6" x 6'0")

Bedroom One to Side - 4.04m x 2.84m (13'3" (max to wardrobe) x 9'4")

Bedroom Two to Side - 4.88m x 2.59m (16'0" (max) x 8'6" (max)

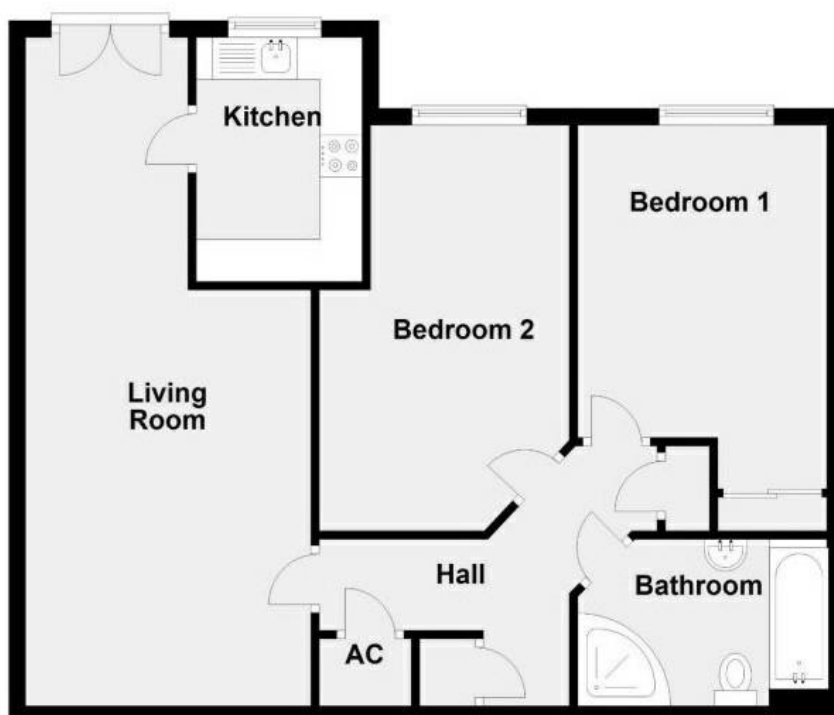
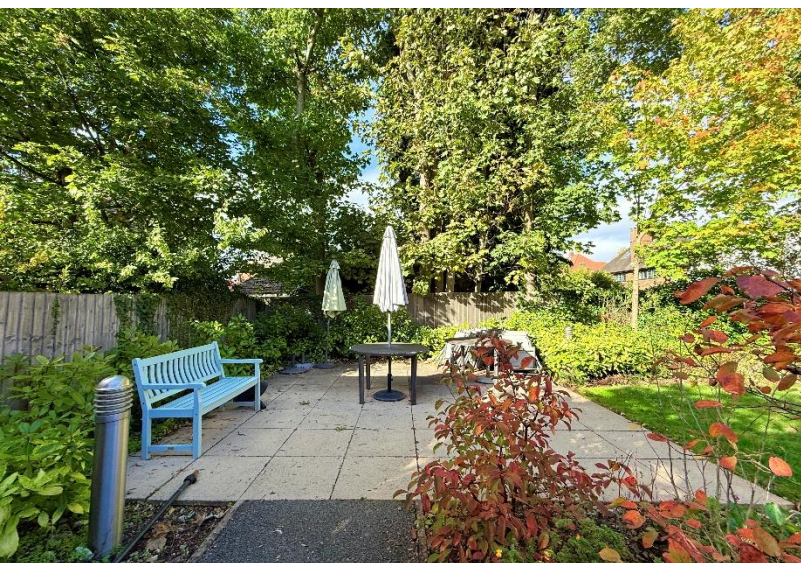
Four Piece Bathroom - 2.84m x 1.83m (9'4" x 6'0")

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. £4,188 per annum (including reserve fund) and a ground rent of approx. £298 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 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.