



Grange Road, Solihull

Guide Price £145,000



PROPERTY OVERVIEW

Presenting a wonderful opportunity to acquire a two-bedroom retirement apartment in a sought-after location, offered with the advantage of no upward chain. Situated on the first floor with lift access, this residence is ideal for those seeking a lock-up-and-leave lifestyle. The interior boasts spacious living areas, including a well-appointed fitted kitchen and two generously sized bedrooms. A family bathroom adds to the convenience and functionality of the home. The property is enveloped by picturesque communal gardens, providing a serene setting for residents to enjoy. Additionally, ample parking is available behind secure gates, ensuring both convenience and peace of mind for homeowners with vehicles. This retirement apartment presents a comfortable and secure living environment for those looking to downsize or enjoy a tranquil retirement lifestyle. Experience the ease of maintenance-free living in a peaceful community setting.





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Leasehold

- Two Bedroom First Floor Retirement Apartment
- NO UPWARD CHAIN
- Lift Access To All Floors
- Spacious Living Room
- Abundance Of Natural Light Throughout
- Fitted Kitchen
- Two Large Bedrooms
- Family Bathroom
- Secure Residents Parking





ENTRANCE HALLWAY

LIVING ROOM

14' 11" x 12' 10" (4.55m x 3.90m)

KITCHEN

12' 2" x 7' 10" (3.70m x 2.40m)

PRINCIPAL BEDROOM

14' 5" x 10' 6" (4.40m x 3.20m)

BEDROOM TWO

12' 6" x 9' 10" (3.80m x 3.00m)

BATHROOM

8' 8" x 7' 10" (2.65m x 2.40m)

TOTAL SQUARE FOOTAGE

73.0 sq.m (786 sq.ft) approx.

OUTSIDE THE PROPERTY

SECURE GATED PARKING



ITEMS INCLUDED IN THE SALE

All carpets and all curtains.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.

Service charge – £8,460 pa. Ground rent – TBC.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

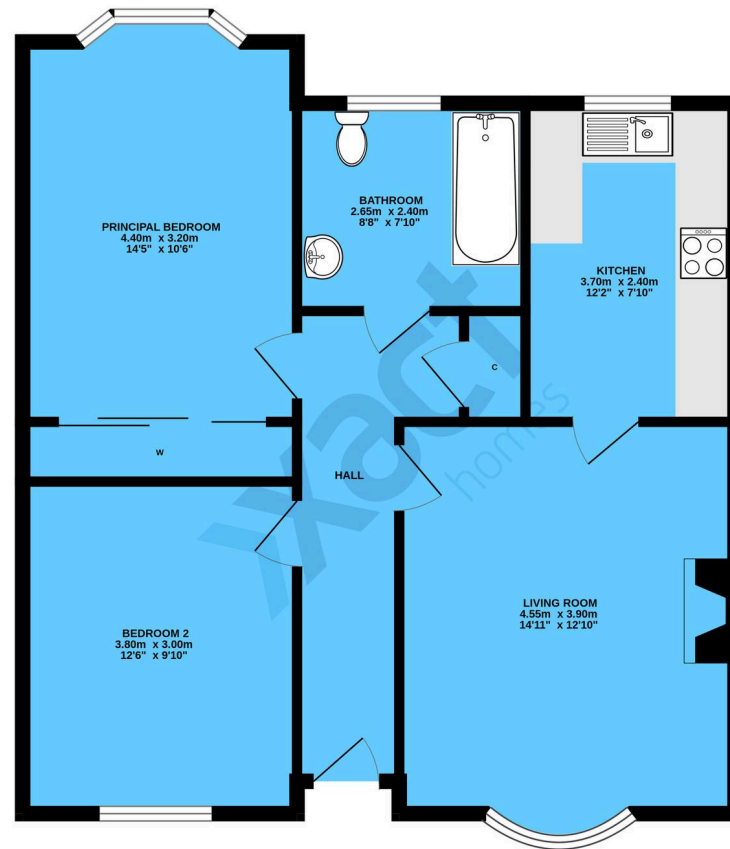
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

1ST FLOOR



TOTAL FLOOR AREA: 73.0 sq.m. (786 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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