



3 MALVERN COURT , WARWICK ROAD, SOLIHULL, B91 3EP

ASKING PRICE OF £160,000

EPC: C Council Tax Band: D



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Ground Floor Retirement Apartment
- Beautifully Presented
- Two Double Bedrooms
- Superb Modern Fitted Kitchen
- Spacious Lounge/Diner
- Sought After Location
- Walking Distance of Solihull Town Centre & Brueton Park
- Gas Central Heating & Double Glazing



A beautifully presented and spacious two double bedroom, ground floor retirement apartment for the over 58s, situated in a convenient location close to Solihull town centre and Brueton Park. The property benefits from having gas central heating and double glazing. The accommodation briefly comprises; communal entrance hall and reception lounge with security intercom system, lift access, entrance hall, cloaks cupboard, spacious lounge/diner, superb modern fitted kitchen, two double bedrooms, shower room/wc, attractive communal gardens, The development has its own house manager, emergency 24hr pull cord system, communal lounge/reception area, owner and visitor parking areas. No Upward Chain.

COMMUNAL ENTRANCE HALLWAY with security intercom system, door to:

LARGE RECEPTION HALL with built in storage cupboards

LARGE LOUNGE/DINER 25' 7" max x 12' 8" max (7.8m x 3.86m)

SUPERB MODERN FITTED KITCHEN 9' 10" x 6' 9" (3m x 2.06m)

MASTER BEDROOM 12' 2" x 10' 4" (3.71m x 3.15m) with fitted wardrobes

FURTHER DOUBLE BEDROOM 12' 7" x 8' 2" (3.84m x 2.49m)

SHOWER ROOM/WC

BEAUTIFUL COMMUNAL GARDENS

OWNER AND VISITOR PARKING AREAS

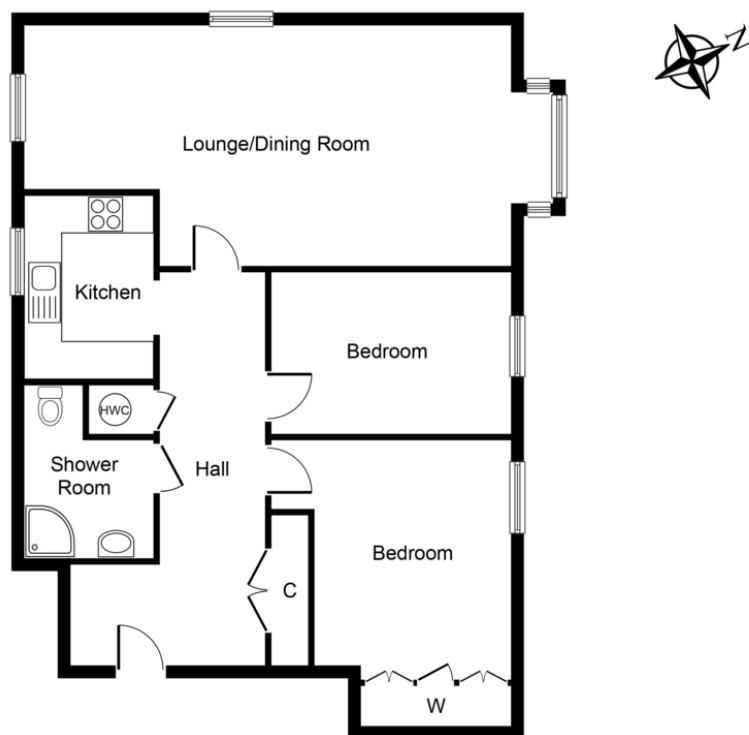


Length of Lease: 60 years (from 2024)

Service Charge: £3,400 pa

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Approx. Gross Internal Floor Area 795 sq. ft. (73.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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