



APT 7 BLYTHE COURT, GRANGE ROAD, SOLIHULL, B91 1BL

ASKING PRICE OF £80,000

EPC: D Council Tax Band: C



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.

- Purpose Built Modern Development
- Convenient Sought After Location
- Close to Dove House Parade
- Ground Floor
- Patio Area
- Site Manager
- Communal Lounge, Kitchen & Laundry
- Communal Gardens



A great opportunity to acquire a large double bedroom ground floor retirement apartment for the over 60s, situated in a sought after and convenient location close to Dove House parade. The development benefits from having its own site manager, communal lounge, kitchen area, laundry room and guest bedroom. The accommodation briefly comprises: communal entrance hall, entrance hall with security intercom system, spacious lounge/diner with patio area and access onto the communal gardens, kitchen, double bedroom, bathroom/wc, communal gardens and parking area. No Upward Chain.

ACCOMMODATION Front door to:

COMMUNAL ENTRANCE HALLWAY Security intercom system, door to:

ENTRANCE HALL Electric storage heater, emergency pull cord, doors off:

SPACIOUS LOUNGE/DINER 20' 2" x 14' 4" (6.15m x 4.37m)
Double glazed door and windows to rear communal gardens and patio area, electric fire with feature surround back and hearth, electric storage heater, wall mounted handset for security intercom system, emergency pull cord, archway to:

KITCHEN 7' 4" x 6' 8" (2.24m x 2.03m)
Fitted wall and base units with work surface over, sink unit with cupboards under, space and connection for electric cooker.

BEDROOM 17' 7" to back of wardrobes x 8' 8" (5.36m x 2.64m)
Double glazed window to rear, mirror fronted fitted wardrobes, electric storage heater, emergency pull cord.

BATHROOM/WC Panel bath with electric shower over, vanity sink unit with cupboards under, low level flush wc, heated towel rail, extractor fan, shaver point, airing cupboard.

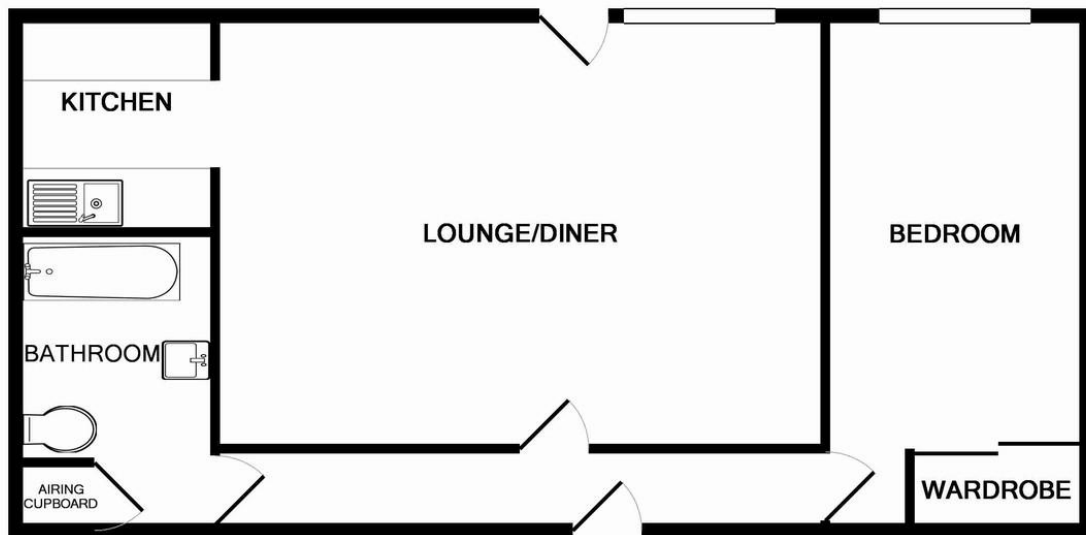
OUTSIDE Parking area, communal gardens with seating area and patio area, shrubs and flowers to borders.



Length of Lease: 89 years (at 2025)
Service Charge: £3,400 pa.
Ground Rent: £500 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)





7 BLYTHE CT, B91 1BL
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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