



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

ASKING PRICE OF £125,000

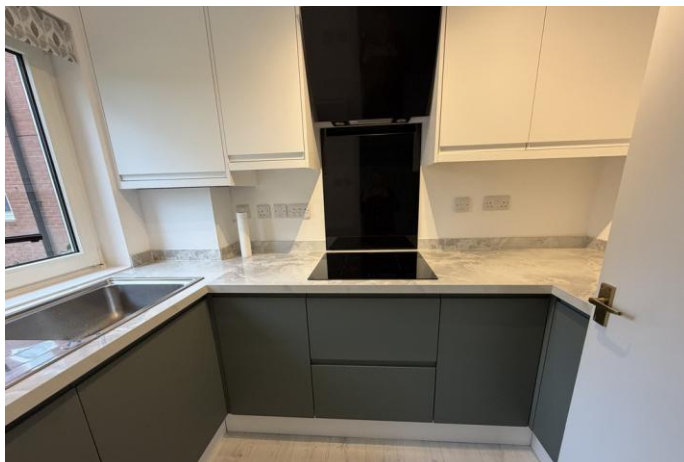
EPC: C Council Tax Band: C



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.

- GROUND FLOOR APARTMENT
- RETIREMENT OVER 58s
- LOUNGE
- MODERN FITTED KITCHEN
- WALKING DISTANCE TO SOLIHULL
- MODERN FITTED BATHROOM
- REFURBISHED THROUGHOUT
- BEAUTIFUL COMMUNAL GARDENS



A highly attractive one bedroom ground floor retirement apartment in the very sought after development of Malvern Court. This property is for the over 58s only and has been tastefully modernised throughout. It briefly comprises of a hallway, spacious lounge, kitchen, bedroom and shower room. It has plenty of storage in the hallway and has fitted wardrobes and shelving in the bedroom. There is a welcoming communal area for residents and the communal areas are exceptionally well maintained.

APPROACH Well maintained gardens with owners and residents parking.

HALLWAY With airing cupboard, storage cupboard which incorporates the washing machine, telecom system, radiator and doors to lounge, bedroom and shower room.

LOUNGE A modern lounge with beautiful views over the communal gardens which are well maintained. Radiator and door to kitchen.

KITCHEN A fully fitted modern kitchen with wall and floor units, an induction hob with extractor above, integrated dishwasher, space for fridge/freezer, radiator, sink and drainer. Window overlooking communal gardens.

BEDROOM ONE Window to communal gardens, fitted wardrobes with shelving and radiator.

BATHROOM A modern shower room with heated towel rail, black modern fittings, vanity sink and drawers, large walk in shower, low level WC, towel holder and toilet roll holder.

COMMUNAL GARDENS Beautiful well maintained communal gardens.

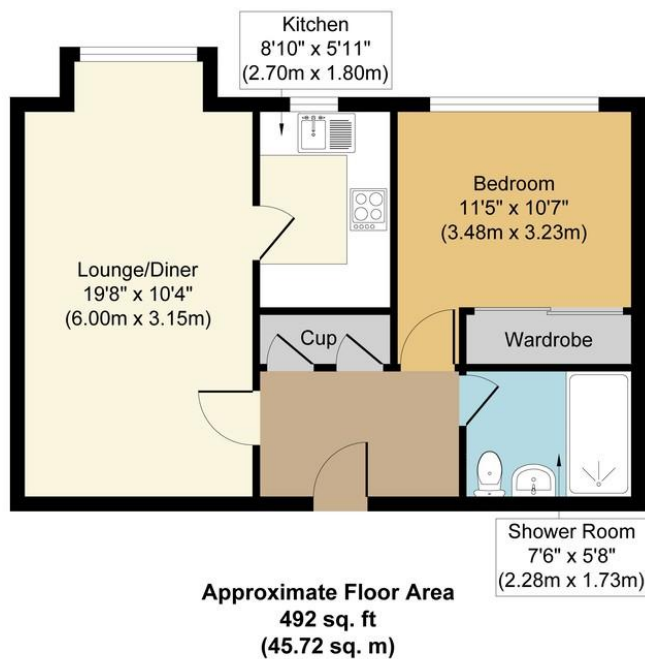


Length of Lease: 64 years (at 2026)

Service Charge: £2,646.72 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)





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	73 C	77 C
55-68	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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