



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

ASKING PRICE OF £99,950

EPC: C Council Tax Band: C



Location

Solihull is located approximately 9 miles (14.5 km) southeast 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 & 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, providing easy access to the Warwickshire countryside.

- Retirement Apartment
- Ground Floor
- Double Bedroom
- Spacious Lounge/Diner
- Fitted Kitchen
- Close to Central Solihull Location
- Gas Central Heating & Double Glazed Windows
- Parking Area



A well presented double bedroom, ground floor retirement apartment for the over 58s, situated in a convenient location close to Solihull town centre. The property benefits from having gas central heating, double glazing, lift access and close proximity to Solihull town centre. The accommodation briefly comprises; communal entrance hall and reception lounge, lift access, entrance hall, cloaks cupboard, spacious lounge/diner, fitted kitchen, double bedroom, shower room/wc, outside, attractive communal gardens. The development has owner and visitor parking areas. No Upward Chain. Please note that Ruxton are acting on behalf of Executors and immediate completion may not be available due to legal processes.



COMMUNAL ENTRANCE HALL Door to:

HALLWAY

LOUNGE/ DINING ROOM 18' 4" x 10' 4" (5.59m x 3.15m)

KITCHEN 9' 3" x 5' 9" (2.82m x 1.75m)

MASTER BEDROOM 10' 9" x 11' 4" (3.28m x 3.45m)

SHOWER ROOM/ WC

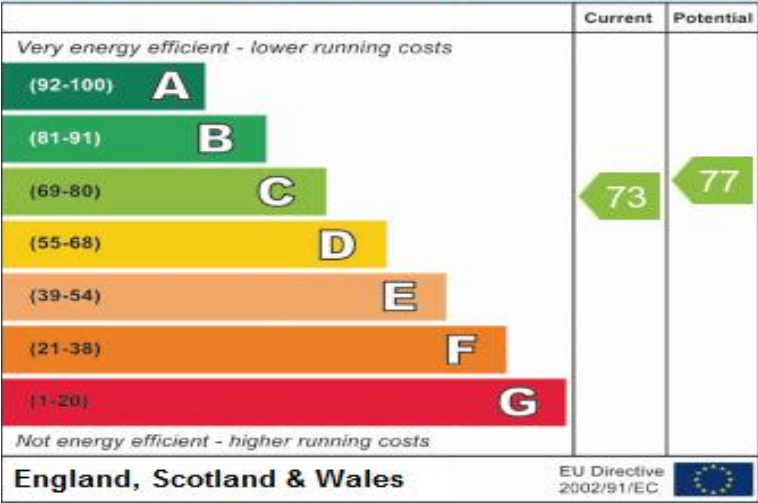
COMMUNAL LOUNGE

COMMUNAL GARDENS

- * Length of Lease: 65 years from 2020
- * Service Charge: £3,123.87 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)



Energy Efficiency Rating



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