

Grange Court Warwick Road
Solihull

burchell edwards

Grange Court Warwick Road
Solihull B92 7GL

for sale guide price
£250,000







Property Description

Situated in a highly sought-after location opposite the popular Dovehouse parade and approximately 2.8 miles from Solihull Town Centre, this well-presented two-bedroom second-floor apartment is for the over 55's looking to downsize.

Accessed via secure communal entrance with lift access to all floors, the property benefits from a welcoming entrance hallway leading to a bright and airy open-plan living and dining area, providing the perfect space for both relaxing and entertaining. A separate fitted kitchen offers ample storage and worktop space for everyday convenience.

The apartment boasts two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A further bedroom is complemented by a family shower room, creating comfortable accommodation for residents and guests alike.

Externally, residents can enjoy beautifully maintained communal gardens, while the property's excellent location provides easy access to a wide range of local amenities, shops, restaurants, and leisure facilities within Solihull Town Centre. Excellent transport links, including road, rail, and bus connections, are also within easy reach, making this an ideal base for commuters.

Viewing is highly recommended to appreciate the accommodation and location on offer.

Bedroom Two
16' 5" x 13' 1" (5.00m x 3.99m)
Double glazing, ceiling light, wall sockets, radiator

Bedroom One
16' 5" x 11' 7" (5.00m x 3.53m)
Double glazing, fitted wardrobes, ceiling light, wall sockets, radiator

Ensuite
11' 10" x 9' 11" (3.61m x 3.02m)
Shower cubicle, obscure window, storage, ceiling light, spotlights, wash hand basin, w.c,

Entrance Hall
Ceiling lights, wall sockets, radiator

Family Shower Room
8' 11" x 5' 7" (2.72m x 1.70m)
Walk in shower, vanity unit, w.c, spotlights, mirrored storage

Dining/Living Room
.21' x 13' 1" (6.40m x 3.99m)
Double glazing, fireplace, ceiling lights, radiators, wall sockets

Kitchen
11' 10" x 8' 4" (3.61m x 2.54m)
Double glazing, wall and base units, built in oven, hob, extractor fan, ceiling light, wall sockets







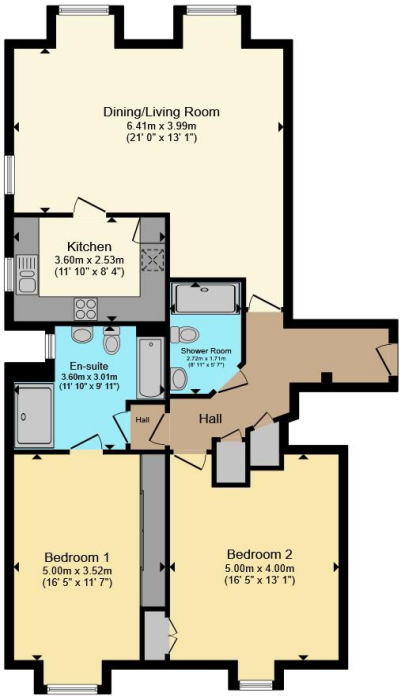












Second Floor

Total floor area 107.3 m² (1,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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29 High Street
SOLIHULL B91 3SN

EPC Rating: C

Council Tax Band: E

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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