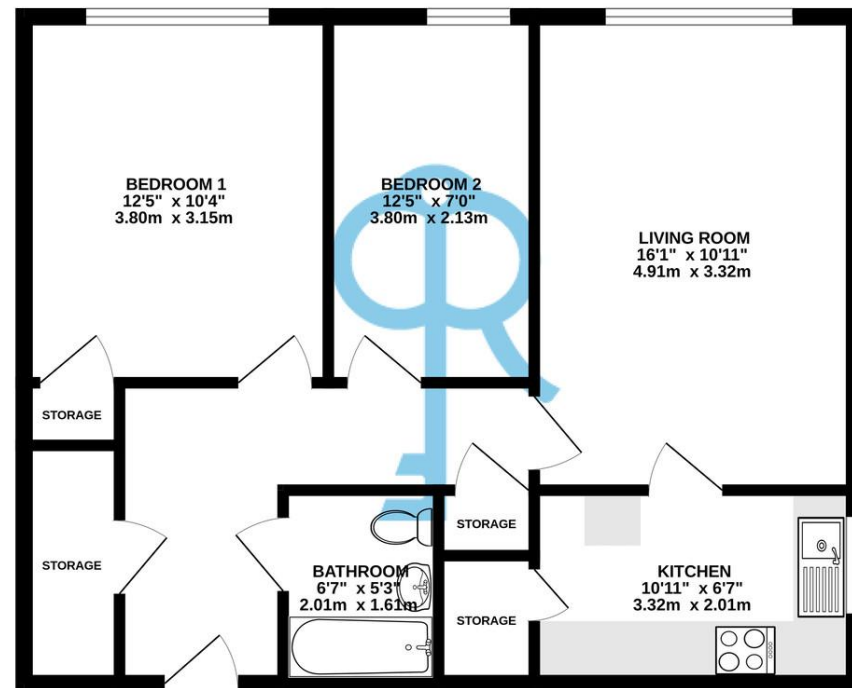




Floorplan Layout

FIRST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 sq.m.) approx.
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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026

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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



Guardian Court, Solihull, B91 3DL

Asking Price Of £130,000

- Two Bedroom First Floor Apartment with A 156 Year Lease
- Popular Retirement Development for Over 55's
- Spacious Dual Aspect Lounge
- Fitted Kitchen
- Walking Distance to Solihull Town Centre and Local Amenities
- Adjacent to Malvern Park
- New (UPVC) Double Glazing Windows – 18 months old
- On Site Parking
- No Chain





Guardian Court, Solihull, B91 3DL

Asking Price Of £130,000

Property Description

Guardian Court is situated in a convenient position, within walking distance to Solihull town centre. This two bedroom first floor apartment is beautifully presented, set within a small development for the over 55's. The property benefits from gas central heating. There is a communal laundry room and drying area, guest suite is available on request, 24 hour emergency call system, beautifully maintained communal gardens. Available with no upward chain and is offered on a 70% shared ownership basis with no rental cost.

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 and Touchwood Centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. Solihull has its own Train Station, approx 1 mile from this flat with direct commuter train services, including 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.



COMMUNAL ENTRANCE HALLWAY Guardian Court is entered via a communal hallway with a security key fob entry and a security intercom system. You will find the laundry room on this level. Stairs to first floor apartments.

ENTRANCE HALL

HALLWAY A spacious hallway with plenty of room for storage, airing/laundry cupboard with hanging rail and radiator.

LIVING ROOM 16' 1" x 10' 11" (4.9m x 3.33m) A spacious light dual aspect lounge with space for a small dining table and chairs, electric fire with feature surround.

KITCHEN 10' 11" x 6' 7" (3.33m x 2.01m) A modern fitted kitchen with white gloss floor and wall mounted units, built-in pantry, integrated dishwasher, ceramic hob, built-in oven, washer/dryer and fridge/freezer.

MASTER BEDROOM 12' 5" x 10' 4" (3.78m x 3.15m) A good sized bedroom with a fitted wardrobe.

BEDROOM TWO 12' 5" x 7' 0" (3.78m x 2.13m) A single bedroom.

BATHROOM 6' 7" x 5' 31" (2.01m x 2.31m) Bath with shower over, low level wc and sink basin.

Length of Lease: 156 years

Service Charge: £3,332.51 pa.



To book a viewing of this property:

Email info@ruxtonproperty.co.uk

Call +44 (0)121 704 0100

