



Grange House Main Street  
Shirley Solihull

burchell  
edwards

# Grange House Main Street Shirley Solihull B90 1UB

for sale offers over  
**£130,000**



## Property Description

A fantastic one-bedroom apartment in the heart of Dickens Heath, offering the perfect blend of modern living and unbeatable convenience.

Imagine stepping into a stylish, open-plan kitchen, dining, and living area - a space designed for easy living and effortless entertaining. This apartment has been designed to maximize space and natural light, making it feel bright and airy.

And the location? It's prime Dickens Heath! You'll have everything you need right on your doorstep. Think trendy shops, fantastic restaurants, and excellent transport links, making it easy to get around. This apartment is ideal for those seeking a vibrant lifestyle in a sought-after location. It's a must-see!

## Communal Entrance

intercom system

## Entrance Hallway

central heating radiator and wooden flooring

## Lounge/ Kitchen/ Diner

Double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, central heating radiator, wooden flooring, space for appliances.

## Bedroom

Double glazed window to rear elevation, wooden flooring

## Bathroom

W.C, wash hand basin, bath, shower, heated towel rail, extractor, tiled flooring and tiling to splash prone areas.

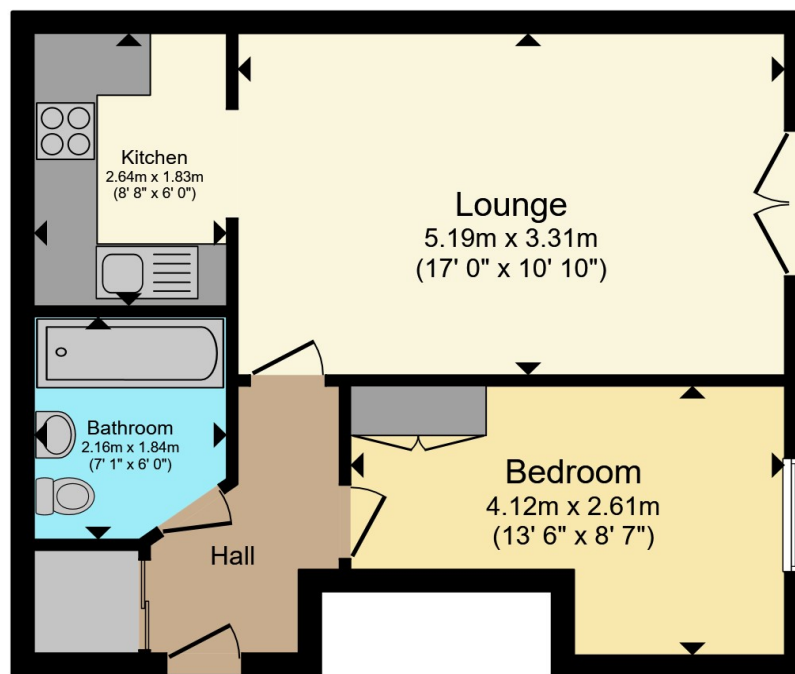






PHONE WALLET KEYS





## Second Floor

Total floor area 40.6 m<sup>2</sup> (437 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley  
 SOLIHULL B90 3AU

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 2500.00

Ground Rent:  
 202.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require 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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