



smarthomes

## Malvem Court

Warwick Road, Solihull

- A Superbly Presented Ground Floor Retirement Apartment
- Two Bedrooms
- Lounge Diner
- NO UPWARD CHAIN

**£160,000**

Current EPC Rating - C

Current Council Tax Band - C

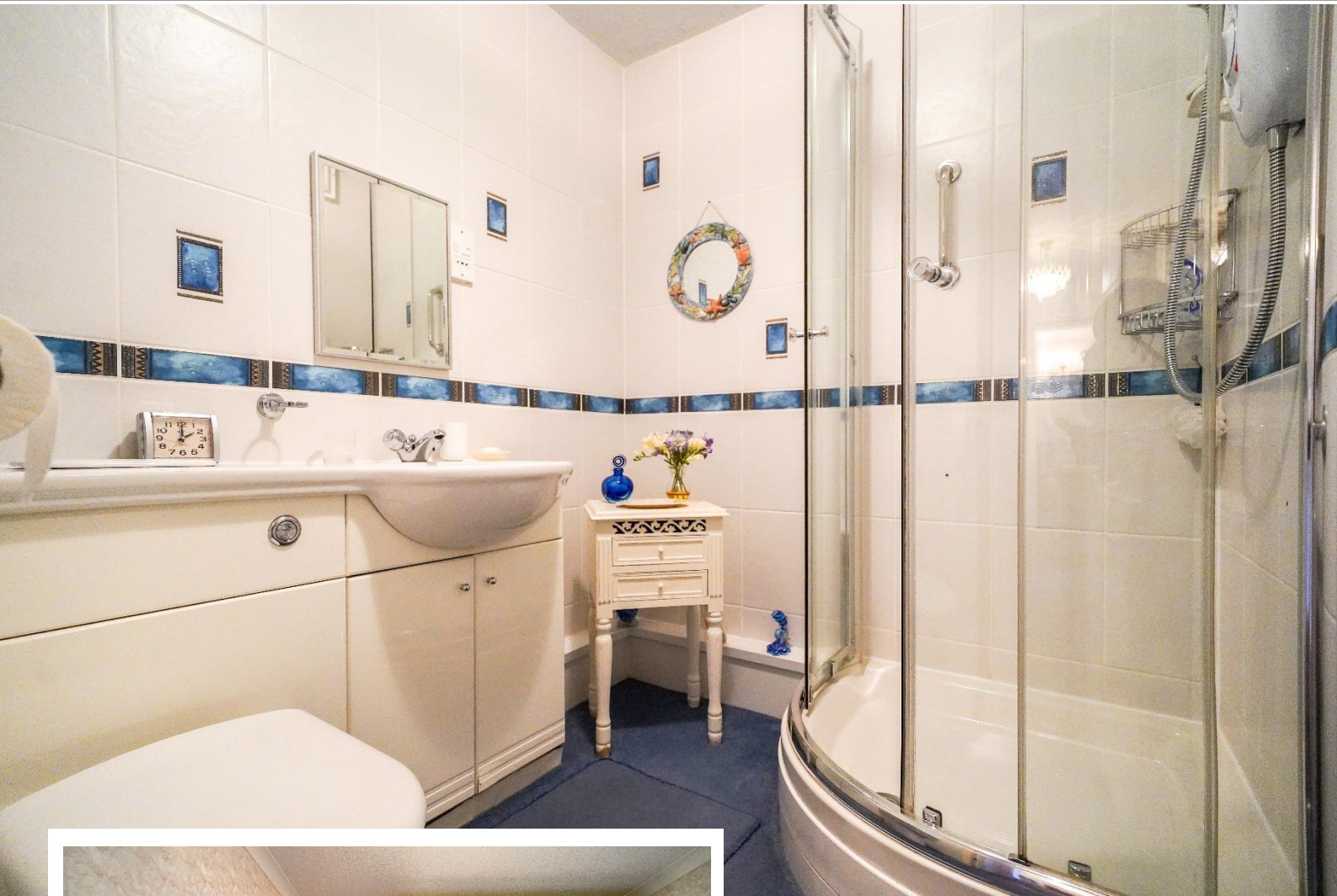




## Property Description

A superbly presented two bedroom ground floor retirement apartment offered with no upward chain and benefiting from being close to Solihull town centre. The accommodation briefly affords welcoming reception hallway, lounge diner, kitchen, shower room, on site residential facilities, communal parking and grounds.

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Entrance Hall

Lounge Diner - 6.1m x 3.2m (20'0" x 10'5")

Kitchen to Rear - 3.5m x 1.7m (11'5" x 5'6")

Bedroom One to Rear - 2.9m x 3.5m (9'6" x 11'5")

Bedroom Two to Rear - 3.5m x 1.8m (11'5" x 5'10")

Shower Room - 1.8m x 1.7m (5'10" x 5'6")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 58 years remaining on the lease, a service charge of approx. £3,338.05 per annum including ground rent. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C

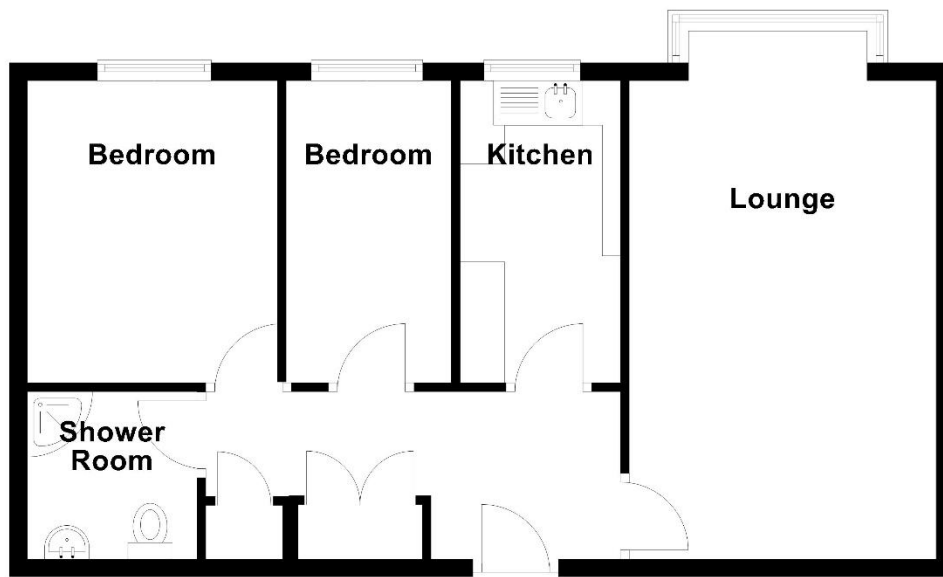
EPC supplied by Vendor

Current council tax band – C



### Ground Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



Total area: approx. 55.3 sq. metres (595.0 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. 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.