



Grange Road, Solihull

Guide Price £249,000





PROPERTY OVERVIEW

Offered to the market with no upward chain, this well presented two bedroom ground floor apartment enjoys a superb location within easy walking distance of local amenities, shops and public transport links. Upon entering, you are welcomed by a spacious entrance hallway, which is currently utilised as a formal dining area and offers a versatile space to suit your needs whether it is a home office or additional seating area. The large living room is bright and inviting, benefiting from an abundance of natural light through its generous window. The recently updated fitted kitchen provides ample workspace and storage, making it ideal for both daily living and entertaining. Both bedrooms are generously proportioned and feature built-in storage options, ensuring a clutter-free environment. The newly fitted family bathroom is well appointed and serves the apartment's accommodation comfortably. The property is in excellent decorative order throughout, creating a move-in ready home for first-time buyers, downsizers or investors alike with ample natural light throughout.





Externally, the apartment is set within well maintained communal grounds, offering residents a pleasant and peaceful outdoor environment. Off road parking is available for residents, providing convenience and peace of mind, while a single garage in a separate block offers additional secure storage or parking as required. With its combination of a desirable location, generously sized rooms, practical amenities and attractive outside space, this apartment represents an excellent opportunity for those seeking a comfortable, turn-key ready, low-maintenance property in a sought-after area. Early viewing is highly recommended to appreciate all that this property has to offer.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Leasehold





- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Walking Distance To All Local Amenities, Shops & Transport Links
- Abundance Of Natural Light Throughout
- Recently Updated Kitchen With Ample Storage Space
- Large Living Room
- Two Double Bedrooms
- Newly Fitted Family Bathroom
- Residents Parking & Single Garage
- Turn-Key Ready Ideal For A Range Of Buyers

ENTRANCE HALLWAY/DINING ROOM

15' 8" x 22' 10" (4.77m x 6.95m)

LIVING ROOM

19' 3" x 12' 0" (5.86m x 3.67m)

KITCHEN

10' 2" x 6' 9" (3.09m x 2.05m)

BEDROOM ONE

16' 4" x 10' 5" (4.98m x 3.18m)

BEDROOM TWO

12' 5" x 10' 3" (3.78m x 3.13m)

BATHROOM

7' 8" x 6' 4" (2.34m x 1.92m)

TOTAL SQUARE FOOTAGE

85.0 sq.m (914 sq.ft) approx.

OUTSIDE THE PROPERTY**OFF ROAD PARKING****GARAGE****WELL MAINTAINED COMMUNAL GARDENS**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - ADSL copper wire. Service charge - £1031.11 (December 2025 to June 2026).

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
85 sq m / 914 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

