



The Grove, Warwick Road

Solihull

- A Well Presented Two Bedroom Second Floor Apartment
- Fitted Breakfast Kitchen & Modern En-Suite Shower Room
- Spacious Lounge/Diner
- No Upward Chain

£300,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A spacious & well presented second floor apartment situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge/diner, breakfast kitchen, two double bedrooms, en-suite shower room, guest bathroom, allocated parking and access to well maintained communal gardens

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 parks, restaurants, bars and a 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

Spacious Lounge/Diner to Rear 6.4m x 3.35m (21'0" x 11'0")

Breakfast Kitchen 3.15m x 2.97m (10'4" x 9'9")

Bedroom One to Rear 6.65m max x 2.95m (21'10" max x 9'8")

En-Suite Shower Room 2.44m x 1.65m (8'0" x 5'5")

Bedroom Two to Rear 5.38m max x 2.82m (17'8" max x 9'3")

Guest Bathroom 2.44m x 1.93m (8'0" x 6'4")

Tenure

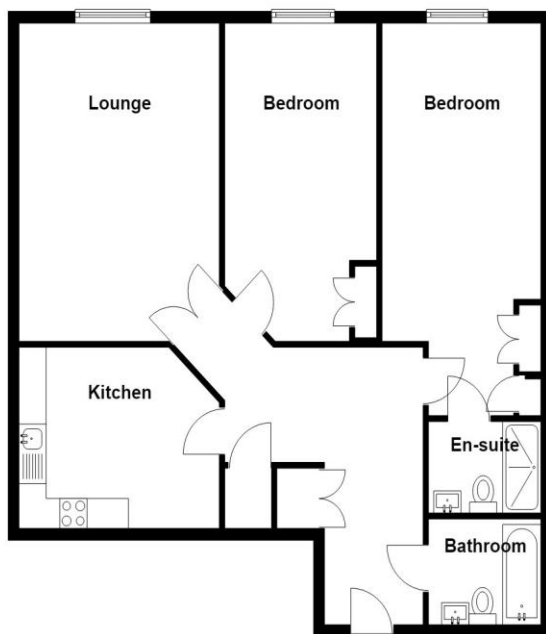
We are advised by the vendor that the property is leasehold with approx. 103 years remaining on the lease, a service charge of approx. £2,200 per annum and a ground rent of approx. £250 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D





Second Floor

Approx. 87.5 sq. metres (942.2 sq. feet)



Total area: approx. 87.5 sq. metres (942.2 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.