



smarthomes

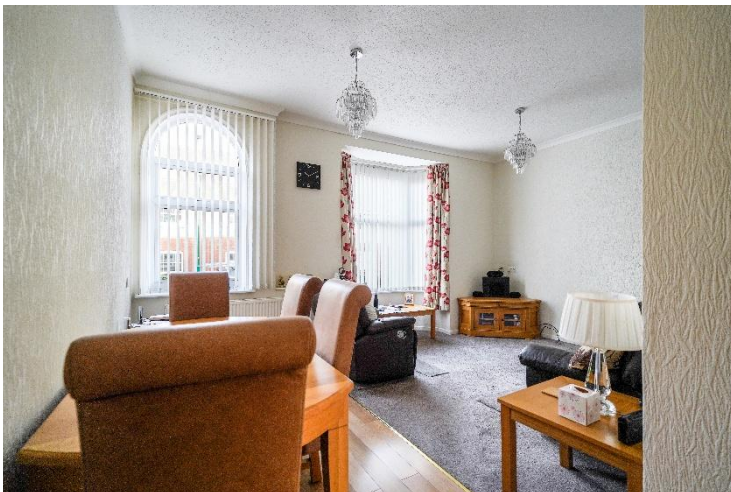
Guardian Court, New Road

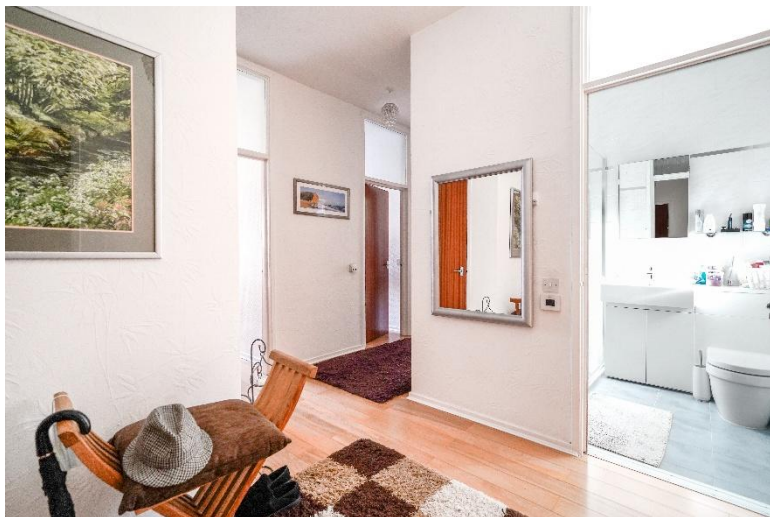
Solihull

- A Well Presented Two Bedroom Retirement Apartment
- Re-Fitted Breakfast Kitchen & Re-Fitted Shower Room
- Spacious Lounge/Diner
- No Upward Chain

£155,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A very well presented ground floor retirement apartment for the over 55's situated a stones throw from Solihull Town Centre and benefiting from no upward chain. The property will benefit from an extended lease and offers accommodation comprising a spacious lounge/diner, re-fitted breakfast kitchen, two bedrooms, re-fitted shower room, residents parking and 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 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

Spacious Lounge/Diner to Front 5.1m x 4.8m (16'8" x 15'8")

Re-Fitted Breakfast Kitchen to Rear 3.4m x 3.3m (11'1" x 10'9")

Bedroom One to Front 3.4m x 3m (11'1" x 9'10")

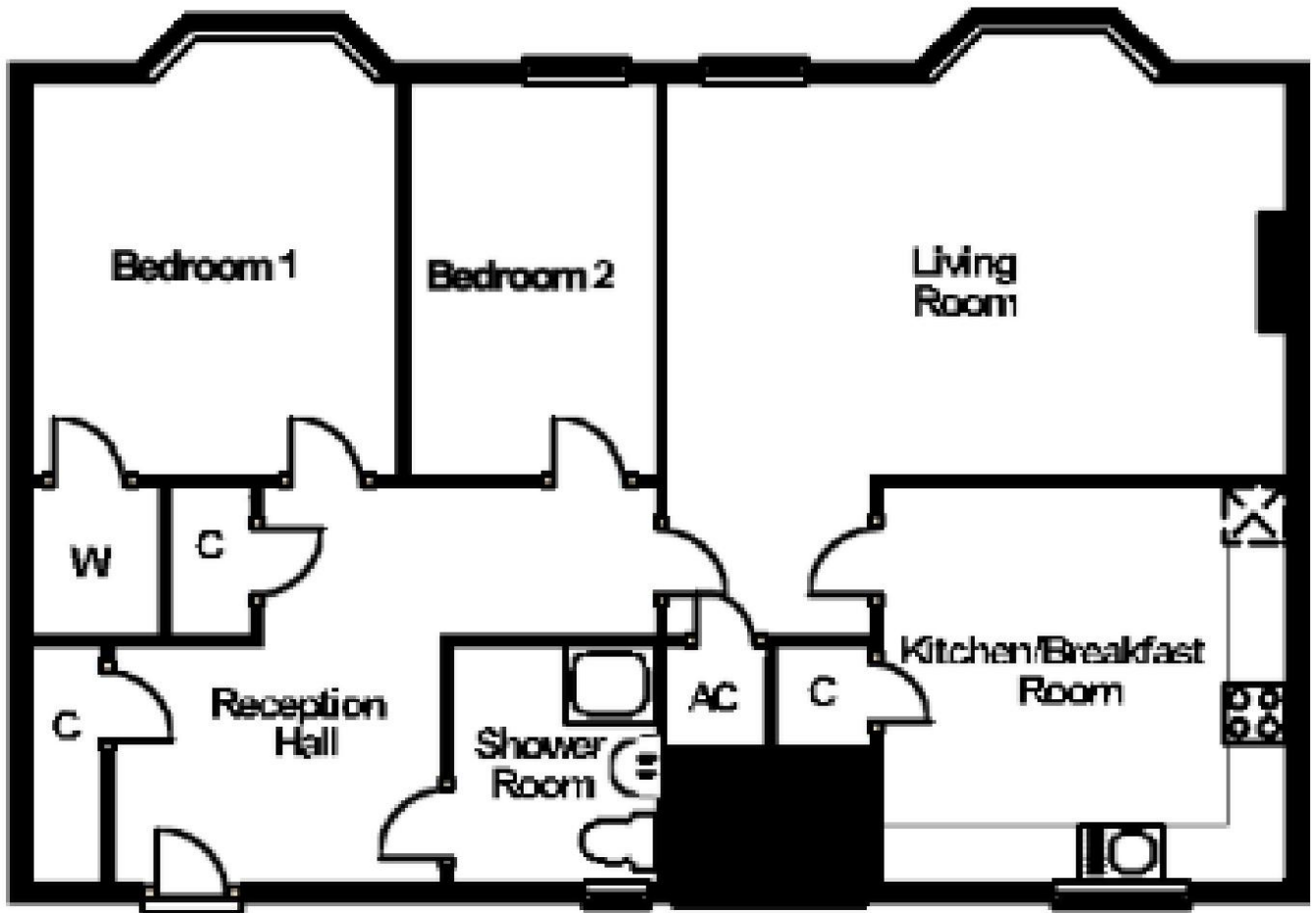
Bedroom Two to Front 3.2m x 1.9m (10'5" x 6'2")

Re-Fitted Shower Room to Rear 2m x 1.6m (6'6" x 5'2")

Tenure

We are advised by the vendor that the property is leasehold and will benefit from an extended lease with approx. 160 years remaining and a service charge of approx. £3,834.12 per annum. 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



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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.