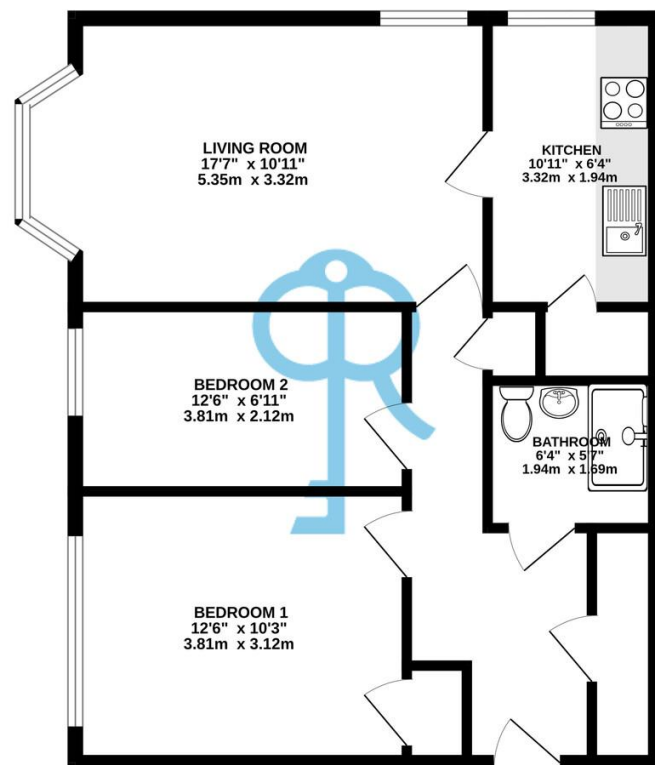




Floorplan Layout

GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



Guardian Court, New Road, Solihull, B91 3DL

Asking Price Of £135,000

- Two-bedroom apartment
- Ground floor
- Views overlooking Malvern Park
- Beautifully presented
- Over 55's living
- Walking distance to Solihull Town Centre





Guardian Court, Solihull, B91 3DL

Asking Price Of £135,000

Property Description

Guardian Court is situated in a convenient position, within walking distance to Solihull town centre. This two-bedroom ground floor retirement apartment is beautifully presented, set within a complex for the over 55's. The property benefits from gas central heating. There are lovely views from the apartment itself over Malvern Park. There is a communal laundry room and drying area, a guest suite is available on request, 24 hour emergency call system, beautifully maintained communal gardens. Available with no chain and is offered on a 70% shared ownership basis with no rental cost.

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.



COMMUNAL ENTRANCE HALLWAY Guardian Court is entered via a communal hallway with a security key fob entry and a security intercom system.

HALLWAY A spacious welcoming hallway with a storage room giving plenty of space for coats and shoes.

LIVING ROOM A delightful light dual aspect lounge with space for a small dining table and chairs, electric fire with feature surround and wonderful views over Malvern Park.

KITCHEN A modern fitted kitchen with plenty of floor and wall mounted units, built-in pantry, electric hob, built-in oven, washer/dryer.

MASTER BEDROOM A good sized bedroom with plenty of light and wonderful views of Malvern Park and a built-in wardrobe.

BEDROOM TWO A single bedroom which also has the added benefit of having delightful views overlooking Malvern Park, with a built-in wardrobe. Currently used as a dining room.

BATHROOM The bathroom has a walk-in shower, low level w/c and a vanity sink basin.

COMMUNAL GARDEN A well maintained communal garden.

Length of Lease: 64 years (at 2026)

Service Charge: £3,804.00 pa.

To book a viewing of this property:

Email info@ruxtonproperty.co.uk
Call +44 (0)121 704 0100

