



APT 3 DANFORD COURT, 1 WESTWOOD GROVE, SOLIHULL, B91 1QS

ASKING PRICE OF £260,000

EPC: B Council Tax Band: D



A two bedroom first floor apartment on a secure gated development. The property benefits from communal gardens. The apartment briefly comprises: entrance hallway, a light spacious lounge, modern fitted kitchen, both bedrooms benefit from an en-suite. Car parking. Viewing is recommended.

- TWO BEDROOMS
- MODERN FITTED KITCHEN
- SECURE INTERCOM ENTRY
- COMMUNAL GARDENS
- CHAIN FREE
- CLOSE TO LOCAL AMENITIES
- GATED ENTRANCE

APPROACH Secure gated development with car parking

HALLWAY Intercom system, two large storage cupboards, spotlights to the ceiling.

LOUNGE A spacious room with two windows which overlook the communal garden. Two ceiling lights.

KITCHEN Spotlights to the ceiling, electric hob with extractor over, integrated fridge/freezer, integrated AEG microwave and oven, integrated washer/dryer and dishwasher. Plenty of work top space and storage cupboards.

BEDROOM ONE Built-in double wardrobe, central ceiling light and window to the side.

EN-SUITE Spotlights to the ceiling. Bath with electric power shower over. Porcelenosa toilet and sink. Heated towel rail and tiled floor.



BEDROOM TWO Window to the front and built-in double wardrobe.

EN-SUITE Fully tiled shower cubicle with power shower and Porcelenosa toilet and sink and radiator. Tiled floor. Spotlights to the ceiling.

COMMUNAL GARDEN Well maintained communal gardens, mainly laid to lawn with mature shrubbery and trees.

Length of lease: 104 years (at 2026)

Service Charge: £2,062.96 pa

Ground Rent: £266.22 pa

Location

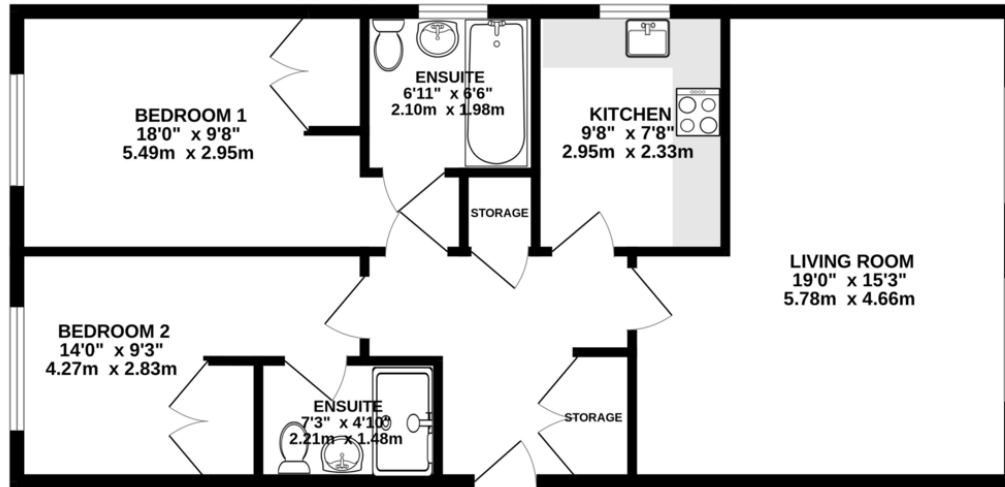
Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range 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.



Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



FIRST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.

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