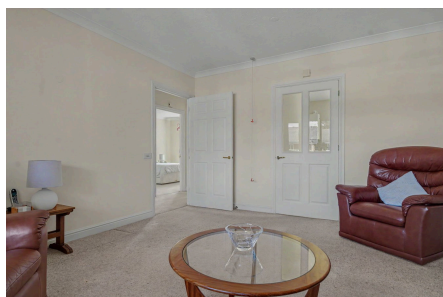
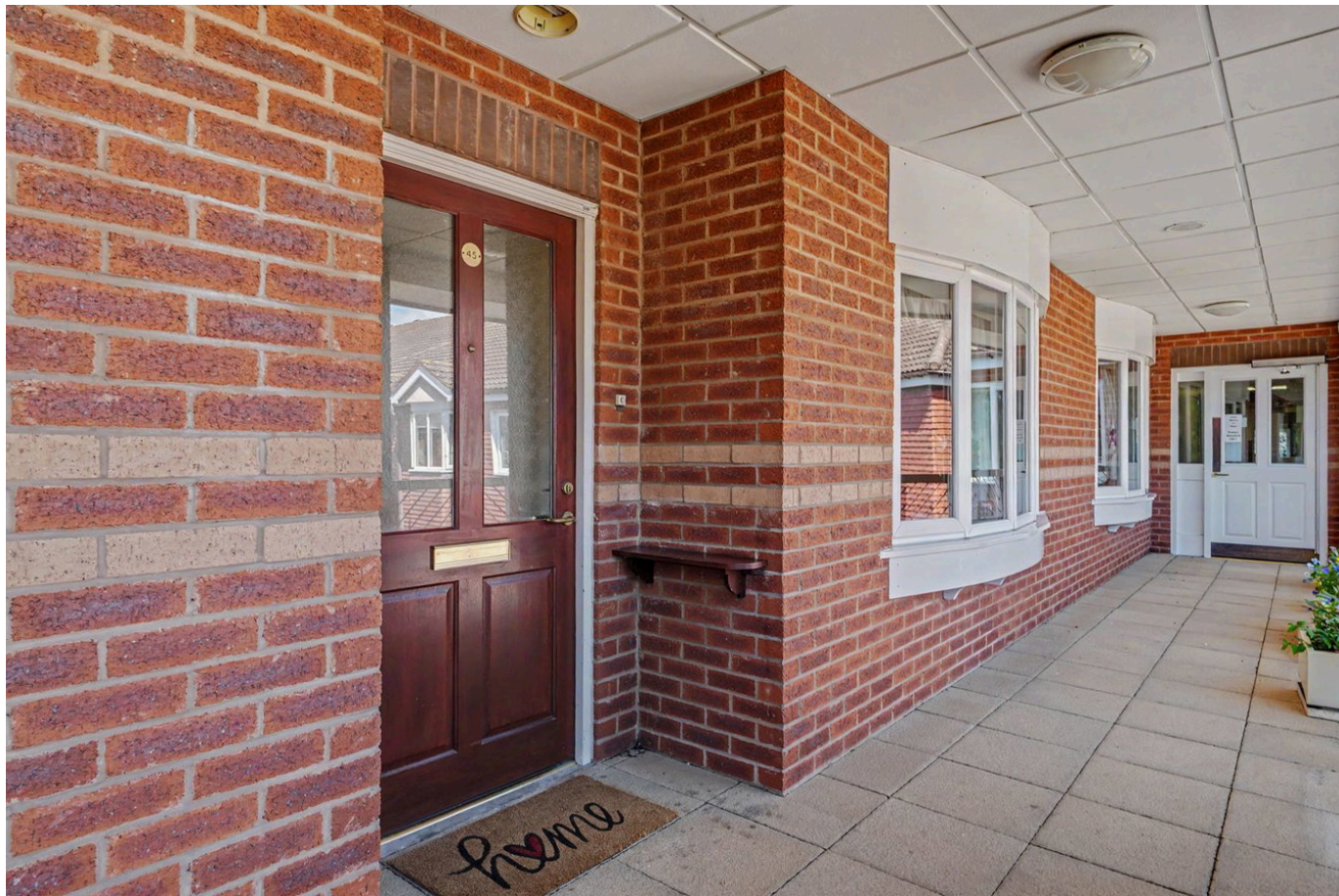


Grange Road, Solihull, B91 1EW

£125,000

 2  1  1



Spacious 2-Bed Second Floor Apartment – Prestigious Olton/Solihull Borders – No Chain

Shirley Office:
Black and Golds Estate Agents
117 Stratford Road, Shirley, Solihull, B90 3ND

Wythall Office:
Black and Golds Mortgage
The Old Bakery House, Becketts Farm, Alcester Road, Wythall, B47 6AJ

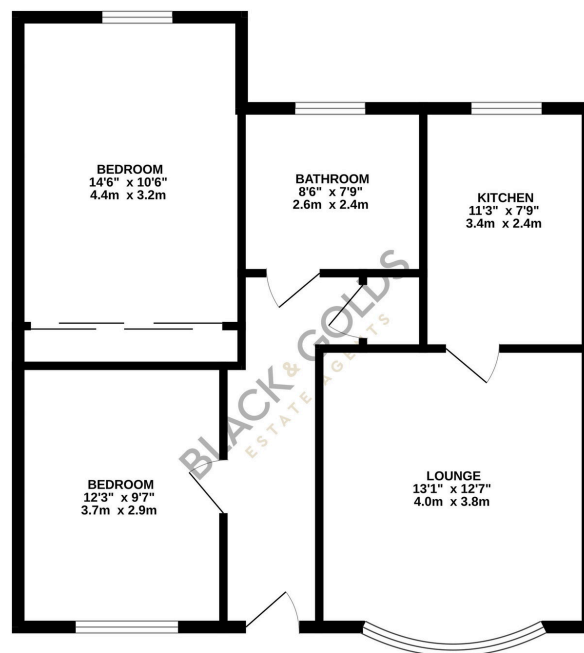
Black and Golds Letting Agents Limited, Company Registration Number: 10308551. Black and Golds Estate Agents, Company Registration Number: 07938019. Registered Office: 117 Stratford Road, Solihull B90 3ND.
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Key Features

- **Prestigious B91 Location:** Set within a highly sought-after and peaceful residential area on Grange Road, Solihull.
- **24-Hour On-Site Support:** Benefit from ultimate peace of mind with a 24-hour on-site help from the duty manager.
- **Spacious Light-Filled Lounge:** Features a beautiful, large curved bay window creating a bright and airy environment for relaxation.
- **Excellent Built-In Storage:** Thoughtfully designed with a large fitted double wardrobe to the master bedroom and additional hallway storage.
- **Beautiful Communal Grounds:** Access to pristine, professionally maintained communal gardens with a pond and convenient resident parking.
- **Second Floor with Lift Access:** Enjoy elevated views and extra security with easy access via communal lifts or staircases.
- **Service Charge:** The charge includes the services of a cleaner, professional gardener, and 24-hour emergency help. It is agreed each year by the residents at the A.G.M.
- **Two Well-Proportioned Bedrooms:** The master bedroom features a bay window and a large fitted wardrobe.
- **Separate Modern Fitted Kitchen:** A generous kitchen space independent of the lounge, fitted with ample storage and preparation surfaces - Fridge, freezer & washing machine included.
- **Easy Access to Local Amenities:** Within easy reach of the Dovehouse Parade shops, public transport links, Olton train station, and Solihull town centre.



TOTAL FLOOR AREA: 700 sq ft (65.0 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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