

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. At the bottom of the oval, the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The image shows a two-story red brick house with a white ground floor. The house has a brown tiled roof and a small covered entrance. There are several windows with dark frames. The house is surrounded by a lawn and some shrubs. A paved path leads to the entrance. The sky is blue and clear.

New Road

Solihull

70% Shared Ownership £101,500

Description

Solihull is situated in the heart of the west midlands and is considered as one of the most sought after residential areas in the region 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.

The property was originally developed as part of a Shared Ownership Scheme for the over 55s with leaseholders purchasing 70% ownership scheme with no rent payable on the remaining 30%.

Guardian Court Is located off New Road. A lovely tree lined road that links the main Warwick road and Church Hill road whilst allowing immediate access to Solihull Highstreet and Touchwood Shopping Centre.

The apartment is approached via a winding driveway that has various communal parking options as well as attractively planted and well maintained gardens. Our entrance is towards the end of the development approached via a path that leads to the secure electronic intercom access allowing access into a well presented lobby area. To the first floor is our front door allowing access into the accommodation which comprises of a central hallway, large/dining room with double aspect windows overlooking New Road. Fitted kitchen with a host of integrated appliances. The principle bedroom is an excellent sized double complemented by a further double bedroom with closet storage. A well fitted shower room with walk in shower, toilet and wash basin with vanity storage.

The service charge is manageable and covers maintenance of all building structure including the boiler.

The accommodation is bright and airy and holds an a most convenient location, with ample parking, clean presentation and a desirable spot we don't think this property will be available for long.



Accommodation

Entrance Lobby

Entrance Hall

Living/Dining Room

13'2" x 11'4" (4.027 x 3.473)

Fitted Kitchen

6'11" x 12'6" (2.116 x 3.816)

Bedroom One

13'3" x 11'5" (4.046 x 3.501)

Bedroom Two

10'3" x 8'1" (3.142 x 2.477)

Shower Room

6'5" x 5'0" (1.956 x 1.548)

Communal Gardens

Communal Parking



TENURE: We are advised that the property is Freehold.

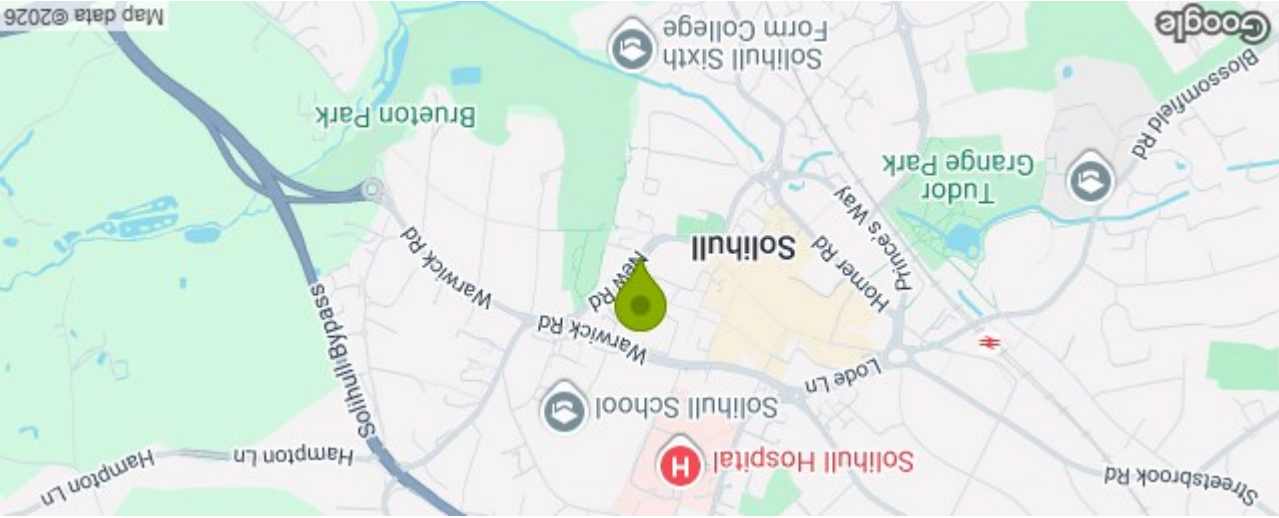
BROADBAND: We understand that the standard broadband download speed at the property is around 11 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Data taken from checker.ofcom.org.uk on 26/8/2026. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have good current mobile coverage (data taken from checker.ofcom.org.uk on 30/6/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

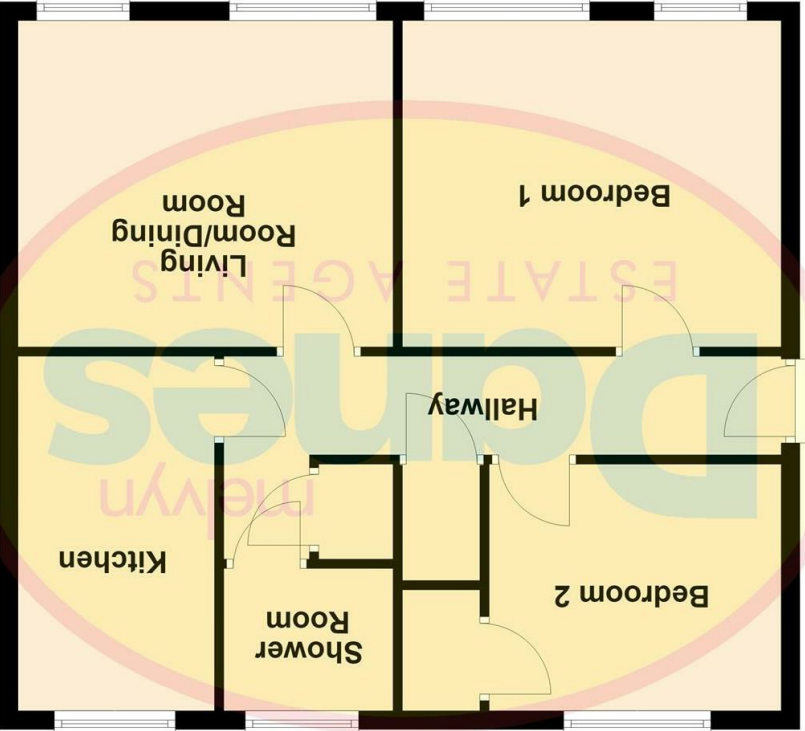
VIEWING: By appointment only with the office on the number below 0121 711 1712

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.



Ground Floor



Guardian Court New Road Solihull B91 3DL
Council Tax Band: C

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
G		
Not energy efficient - higher running costs		
Potential		
Current		

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.