



66E BLYTHE COURT, ST. BERNARDS ROAD, SOLIHULL, B92 7DE

ASKING PRICE OF £215,000

EPC: D Council Tax Band: B



A spacious two bedroom apartment in the sought after area, within walking distance to Olton Railway Station. This property benefits from new storage heaters and water heater and is well presented throughout. There is a door leading from the lounge to the communal private gardens and access to the garage. It briefly comprises of a hallway, lounge/diner, kitchen, two double bedrooms and a family bathroom. It has beautiful well maintained communal gardens and a garage.

- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- GOOD SIZED KITCHEN
- SPACIOUS BATHROOM
- GARAGE
- MODERN STORAGE HEATERS
- CLOSE TO LOCAL AMENITIES
- CLOSE TO PUBLIC TRANSPORT

**APPROACH** Well maintained communal gardens.

**LOUNGE/DINING ROOM** Coal effect electric fire and window and door to rear communal garden.



**KITCHEN** Window to front, integrated fridge/freezer and dishwasher. Double oven, electric hob and extractor above and a plinth heater. Tiled flooring, wall and base cupboards including glass storage units. Storage cupboard which houses boiler. Part tiled walls and a wine storage unit.

**BEDROOM ONE** Window to front with fitted wardrobes and a storage heater.

**BEDROOM TWO** Another double bedroom with window to rear, fitted wardrobes, fitted chest of drawers and a storage heater.

**BATHROOM** A spacious bathroom with his and hers sinks, corner shower cubicle, fully tiled walls, low level WC, shower, fan heater, heated towel rail, vinyl flooring and fitted storage cupboards.

**COMMUNAL GARDENS** Well maintained and private gardens.

**GARAGE** To the rear of the property.

Length of Lease: 127 years (at 2026)

Service Charge: £2,800 pa

Ground Rent: £140.00 pa

### Location

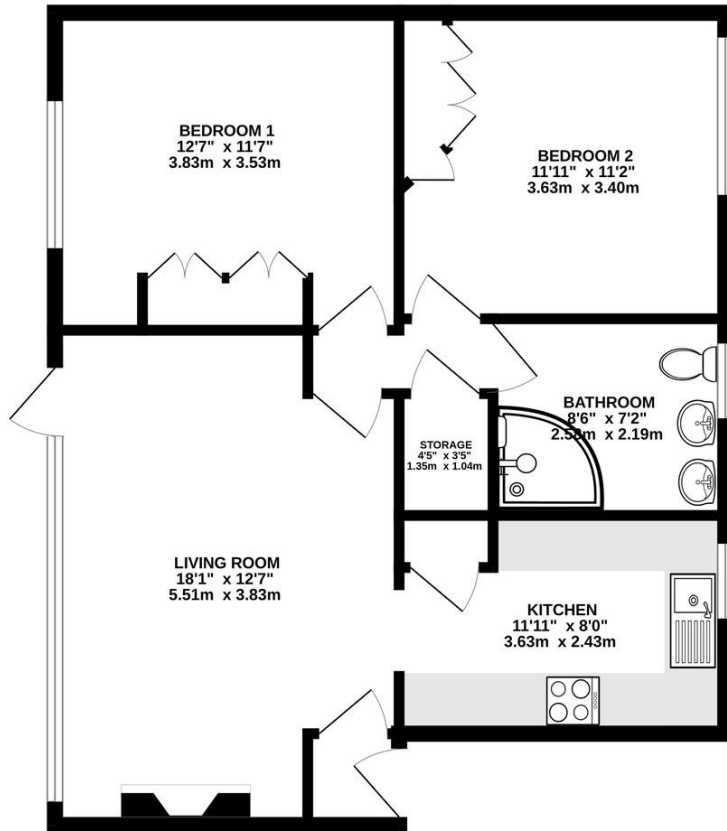
Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range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



GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 63 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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