



melvyn
Danes
ESTATE AGENTS

Kelvedon Grove
Solihull
Asking Price £280,000

Description

This centrally located second floor apartment is sited in an exclusive and gated development leading from Kelvedon Grove which itself leads from Lode Lane and is within walking distance of Solihull High Street

This apartment block has an attractive Mansard roof style mansion house elevation. There is both stairs and lift giving access from the secure ground floor entrance lobby and the property benefits from a garage and pleasant communal grounds.

Upon entering the accommodation one will find a fully refurbished two bedroomed apartment that has had fully refitted bathrooms, kitchen, bedroom furniture and fixtures and fitting with under floor heating throughout. No expense has been spared with a top quality range of fitments. Floor coverings have been left bare but the seller would be agreeable to a discussion over having some fitted prior to completion.

The accommodation comprises of a large entrance hall allowing access to all rooms in order of bedroom one with a range of fitted bedroom furniture and a Juliet balcony and benefitting from a fitted ensuite shower room. Bedroom two being a double room, a good sized guest cloaks room with WC. Boiler room/utility and double glazed doors into the impressive open plan kitchen living room. Fitted with a stylish kitchen with a range of quality integrated appliances as well as a breakfast bar. With French doors opening onto the balcony with views over the grounds. The property also benefits from a single garage with up and over door with power and lighting and generous eaves storage.



Hallway

Doors to open plan living room/kitchen, two bedrooms, bathroom and utility area.

Utility Room

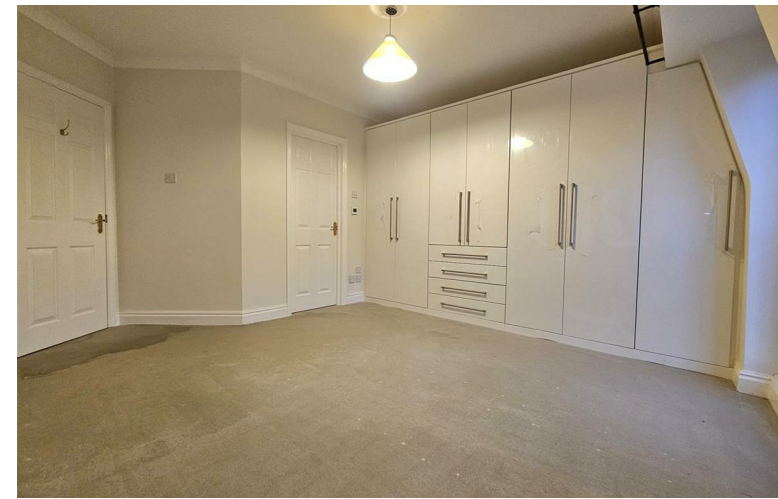
4'0" x 6'4" (1.22m x 1.93m)

Insulated and pressurised hot water cylinder.

Living Room

16'7" x 22'11" (5.06m x 6.98m)

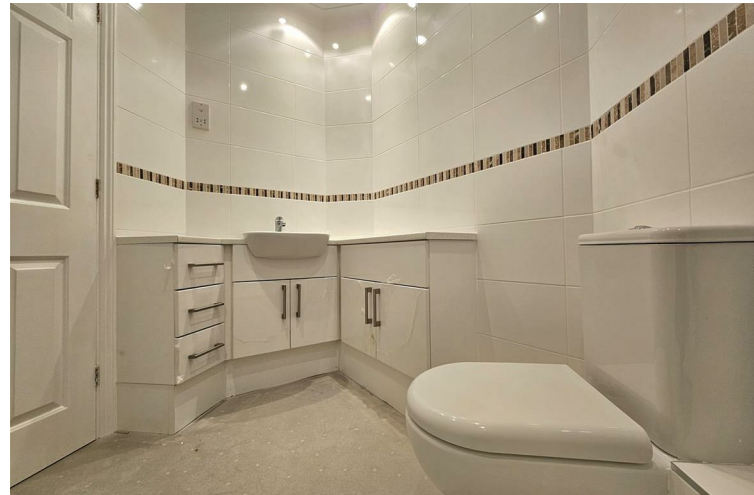
UPVC sealed unit double glazed doors opening to balcony with wrought iron balustrade, window overlooking grounds to side, shouldered ceiling.



Bedroom 1

9'8" x 13'1" (2.95m x 3.99m)

UPVC sealed unit double glazed French doors opening to Juliet balcony with wrought iron balustrade, fitted bedroom furniture and a door to



En-suite Shower Room

Fully fitted en-suite shower room.



Bedroom 2

8'5" x 11'5" (2.57m x 3.49m)

UPVC sealed unit double glazed window.



Cloakroom/WC

Guest WC with vanity storage



Outside

Within the forecourt area is located a garage en bloc and visitors parking within the pleasant communal grounds of the development.

Garage

Being the second from the end on the left hand side with a wooden up and over door, light and power point and drop down ladder giving access to loft storage area.

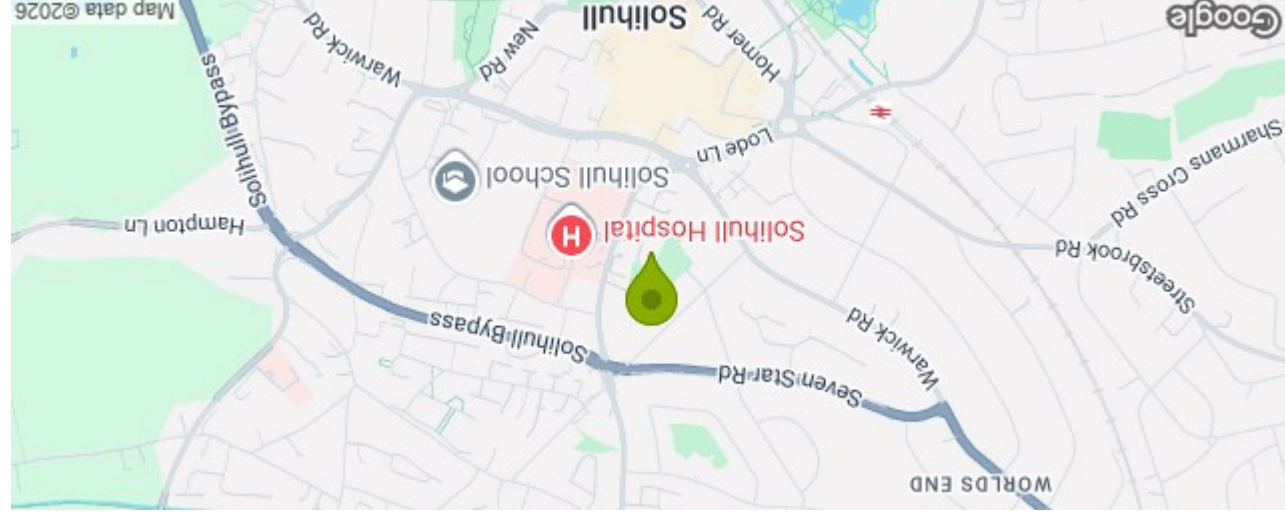
TENURE: We are advised that the property is Leasehold.

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 12/03/2026 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

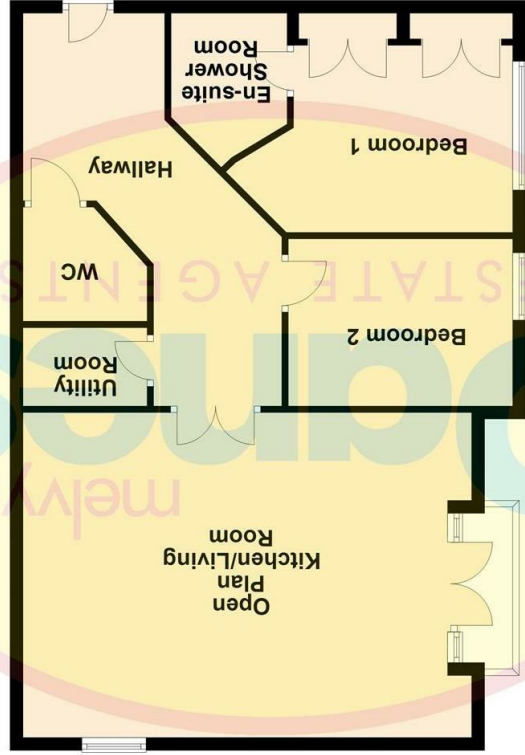


9 Nightingale Court Kevendon Grove Solihull B91 2UG Council Tax Band: E

Energy Efficiency Rating	
Potential	77
Current	55

Energy Efficiency Rating	Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)	Green	Red
B (81-91)	Light Green	Orange
C (69-80)	Yellow-Green	Yellow
D (55-68)	Yellow	Light Orange
E (39-54)	Light Orange	Dark Orange
F (21-38)	Dark Orange	Dark Red
G (1-20)	Dark Red	Dark Red

EU Directive 2002/91/EC
England & Wales



Second Floor

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.