



smarthomes

## Warwick Grange

Solihull

- An Extremely Well Presented Semi Detached Property For The Over 58's
- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Conservatory
- Four Piece Family Bathroom
- No Upward Chain

**£450,000**

Current EPC Rating 68 (D)

Current Council Tax Band E





## Property Description

A unique opportunity to purchase an extremely well presented semi detached property for the over 58's positioned in a private cul-de-sac location and offered for sale with no upward chain.

The accommodation briefly affords two double bedrooms, lounge, dining room, conservatory, modern fitted kitchen, guest WC, four piece family bathroom, low maintenance rear garden, allocated parking and garage Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country 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.



## Rooms & Measurements

Entrance Hall

Guest WC

Modern Fitted Kitchen - 6.3m x 2.4m (20'8" x 7'10")

Lounge - 4.7m x 3.2m (15'5" x 10'5")

Dining Room - 2.8m x 2.8m (9'2" x 9'2")

Conservatory to Rear - 3.3m x 3.1m (10'9" x 10'2")

Bedroom One to Rear - 4.6m x 3m (15'1" x 9'10")

Bedroom Two to Front - 4.3m x 2.5m (14'1" x 8'2")

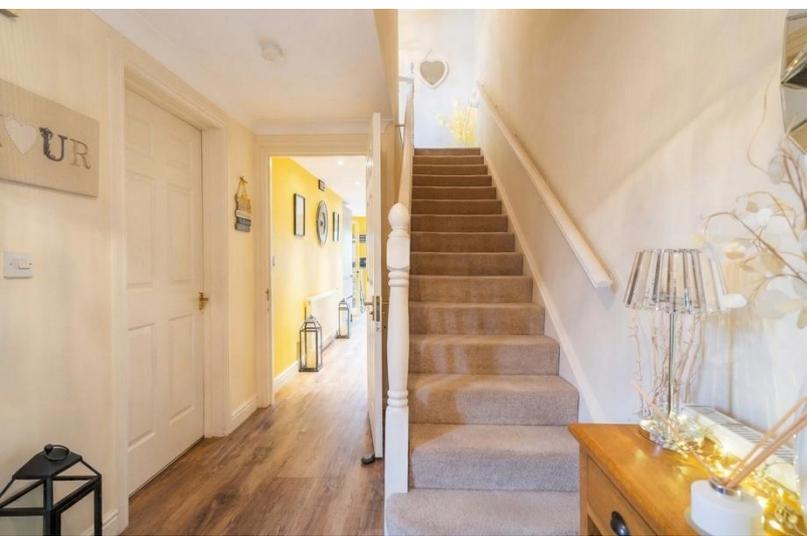
Four Piece Family Bathroom to Rear - 3.2m x 2.2m (10'5" x 7'2")

### Tenure

We are advised by the vendor that the property is freehold with a yearly service charge of £175.00. We would advise all interested parties to obtain verification through their own solicitor or legal representative

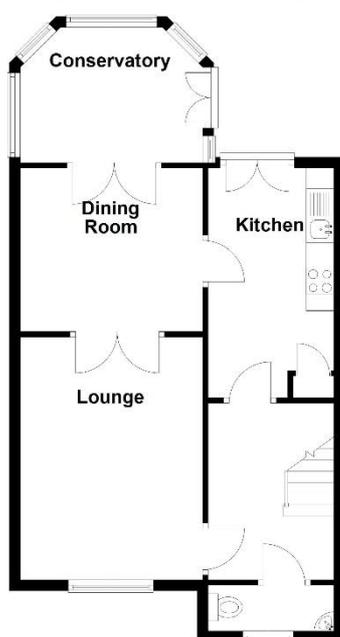
EPC supplied by Nigel Hodges

Current council tax band – E



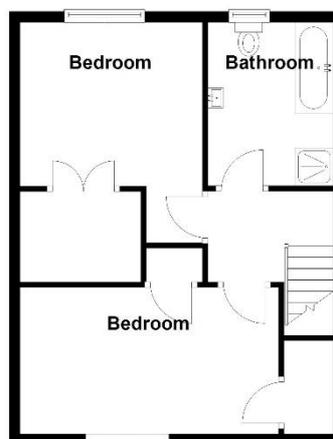
### Ground Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



### First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 97.0 sq. metres (1044.1 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are 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.