



Warwick Road, Solihull

Guide Price £280,000

- FIRST FLOOR WITH LIFT
- RECENTLY FITTED SHOWER ROOM
- JULIET BALCONY OVER LOOKING PARADE
- COMMUNAL LIVING ROOM
- RETIREMENT LIVING (OVER 55S)
- ATTRACTIVE DÉCOR
- TWO DOUBLE BEDROOMS
- ORGANISED ACTIVITIES AND EVENTS

Grange Court can be found just off Grange Road which leads directly to the A41 Warwick Road opposite the Dovehouse parade of shops offering independent retailers and coffee shops. Regular bus services operate along the A41 to the town centre of Solihull and in the opposite direction, via Acocks Green, to the city centre of Birmingham.

Olton Railway Station is a short distance away providing services to Birmingham and beyond and Solihull has its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

A stunning two double bed roomed first floor apartment at the popular Grange Court. Beautifully and tastefully modernised to include top quality fixtures and fittings with a bright and airy feel.

Accessed via communal entrance leading to one flight of stairs or lift and our front door.

COMMUNAL ENTRANCE

Accessed via paved path leading off Warwick road to a secure intercom communal front entrance. With a bright and well appointed lobby leading to lift and stairs to all floors.

ENTRANCE HALL

A good sized entrance hall allowing access into the living dining room, shower room and two bedrooms. Having numerous storage cupboards and a cloaks cupboard with central ceiling light.

LIVING/DINING ROOM

15'10 x 17'09 max (4.83m x 5.41m max)



An excellent sized living dining room with attractive fire place and Juliet Balcony overlooking Dove House Parade. There is plenty of space for dining table with numerous arm chairs and sofa with come occasional furniture. With ceiling light and wall mounted radiator.



KITCHEN

9'05 x 6'04 (2.87m x 1.93m)



A fully fitted kitchen with a range of base and wall mounted units with roll top work surface, 1.5 bowl sink with mixer tap. Integrated appliances to include electric oven and hob, extractor, fridge freezer. Having a window to the front elevation and ceiling light.

SHOWER ROOM

7'10 x 7 (2.39m x 2.13m)



A well and recently fitted shower room with large walk in

thermostatic shower, wash basin with vanity unit and toilet. With wall mounted heated towel rail, ceiling light, extractor and emergency call cord.

BEDROOM ONE
16'07 x 9'01 (5.05m x 2.77m)



A great sized double room with a bank of mirrored fitted wardrobes, with window to front elevation, ceiling light and wall mounted radiator.

BEDROOM TWO
8'10 x 16'01 (2.69m x 4.90m)



Another double room with window to front elevation. Central ceiling light and wall mounted radiator.

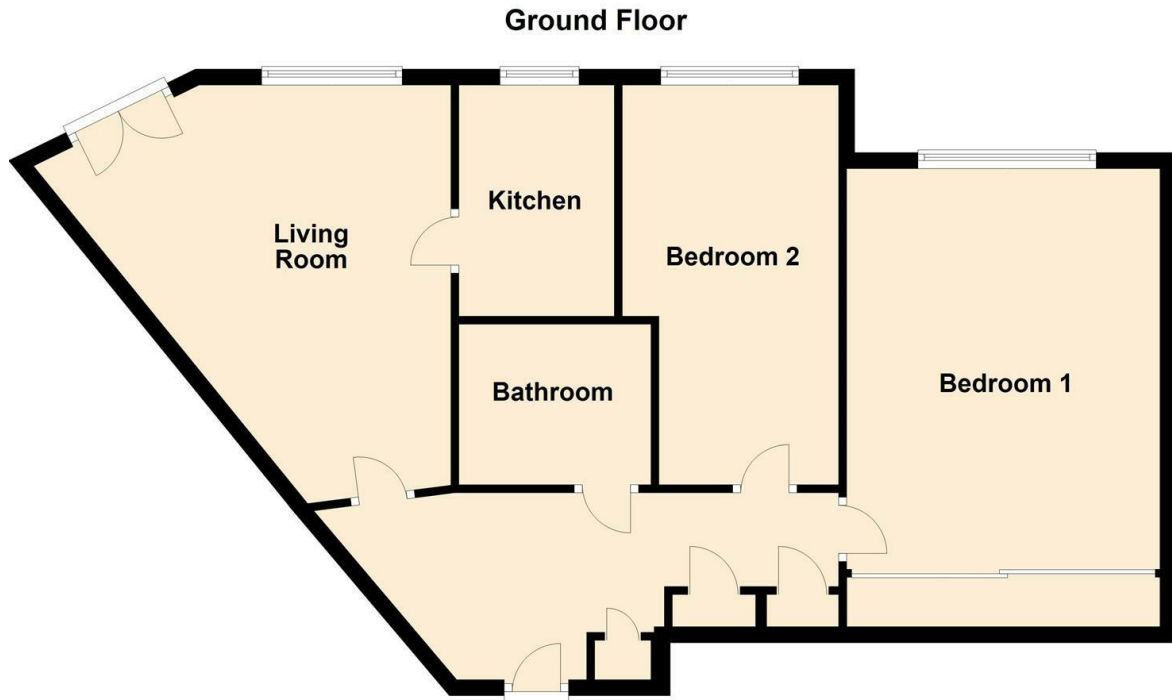
OUTSIDE



To the rear we have secure gated parking with allocated spaces available to rent at £120 a month. There are also numerous visitors parking spaces. The block is surrounded in attractive and well maintained gardens offering various seating areas and well kept borders.

FLOOR PLAN

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.



LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, opposite the Dovehouse parade of shops and turn left into Grange Road where the entrance to Grange Court will be found on the right hand side.

TENURE: We are advised that the property is leasehold with 112 years remaining on the lease. The property has an annual ground rent of £298.58 and service charge of £3508.8 per annum. With a FFM of 45.83 per month.

COUNCIL TAX BAND: B unconfirmed.

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
14 Grange Court Warwick
Road Solihull Solihull B92 7GL

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	