

£180,000



Apartment 18, Grange Court, 298 Warwick Road, SOLIHULL B92 7GL

- First Floor Retirement Apartment
- One Double Bedroom
- Kitchen
- Bathroom
- No Upward Chain
- Opposite Dovehouse Parade
- Lounge with Views Over Gardens
- Double Glazing & Electric Heating
- Lift Access
- Energy Rating B



GROUND FLOOR

Communal Entrance

Having security entry phone system, Communal Lounge area, House Manager's office and lift access to the upper floors.

FIRST FLOOR

Entrance Hall

with entrance door, wall mounted security entry phone, electric panel heater and both Cloaks Cupboard and Airing Cupboard off.

Lounge

19' 2" x 10' 4" (5.84m x 3.15m) with double glazed door opening to JULIETTE BALCONY, fireplace surround with fitted electric fire, two electric panel heaters, coved ceiling and glazed door to:

Kitchen

Having a modern fitted range of matching base and wall units with roll edge worksurfaces, tiled splash backs with a one and a half bowl sink unit, built in four plate electric hob unit with separate oven in three quarter height housing. There is plumbing for a washing machine, double glazed window and electric panel heater.

Double Bedroom

11' 6" x 9' 9" (3.51m x 2.97m) with built in mirror fronted wardrobes, electric panel heater, coved ceiling and double glazed window to the rear.

Bathroom

8' 4" x 6' 4" (2.54m x 1.93m) having tiled walls and fitted with panelled bath, walk in shower cubicle, pedestal wash hand basin, low flush w.c., extractor fan and heated towel rail.

EXTERIOR

Communal Gardens

The apartment enjoys the benefit of landscaped gardens for the use of the residents.

Additional Information

Viewings:

To view this property please contact our office on 0121 700 1414 or email us on property@sydneymitchell.co.uk

Tenure

We are advised that the property is LEASEHOLD 116 years remaining on the lease

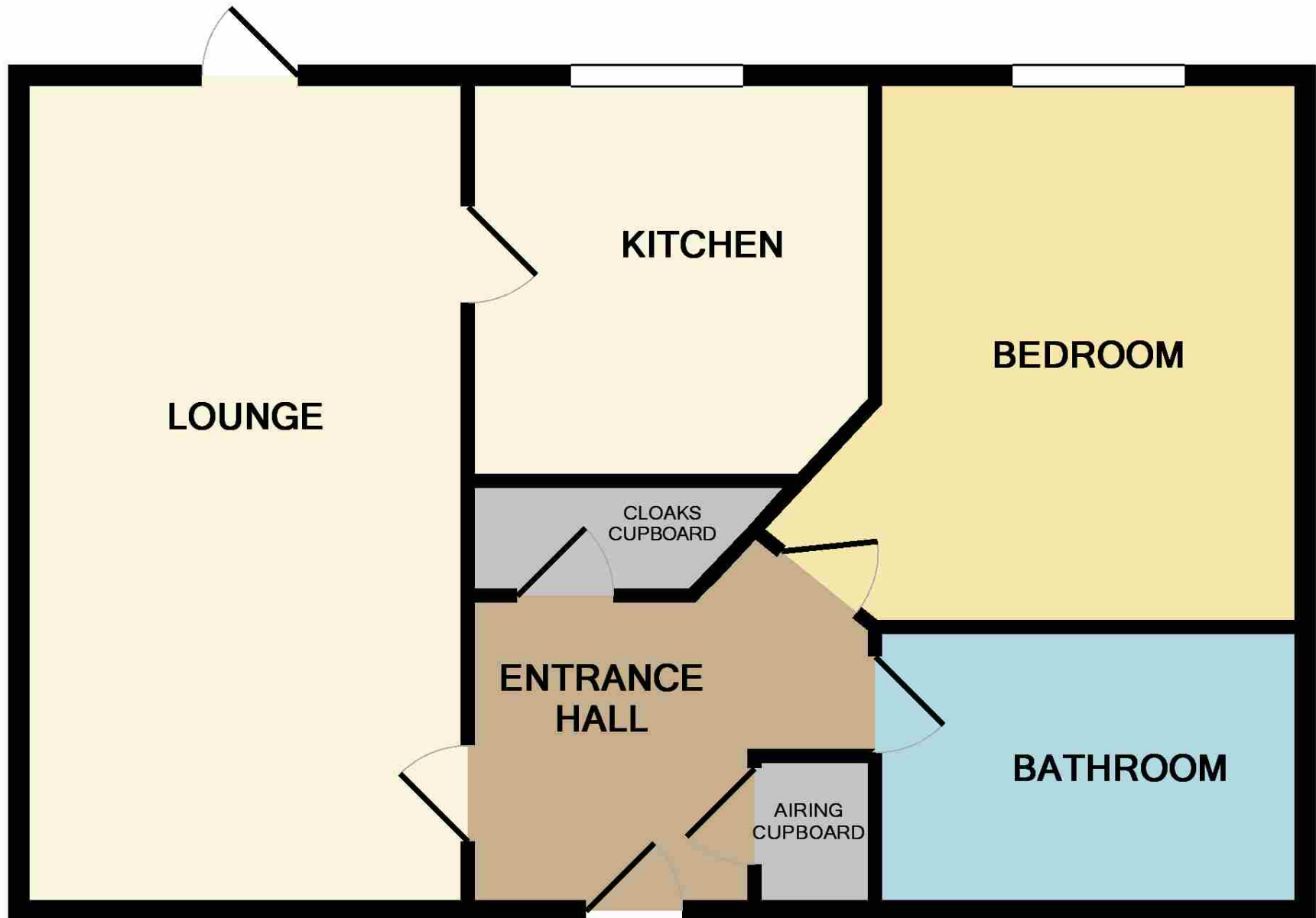
Service Charge Approx £2,500 Per Annum

Ground Rent Approx £200 Per Annum

(All to be verified by your solicitor)

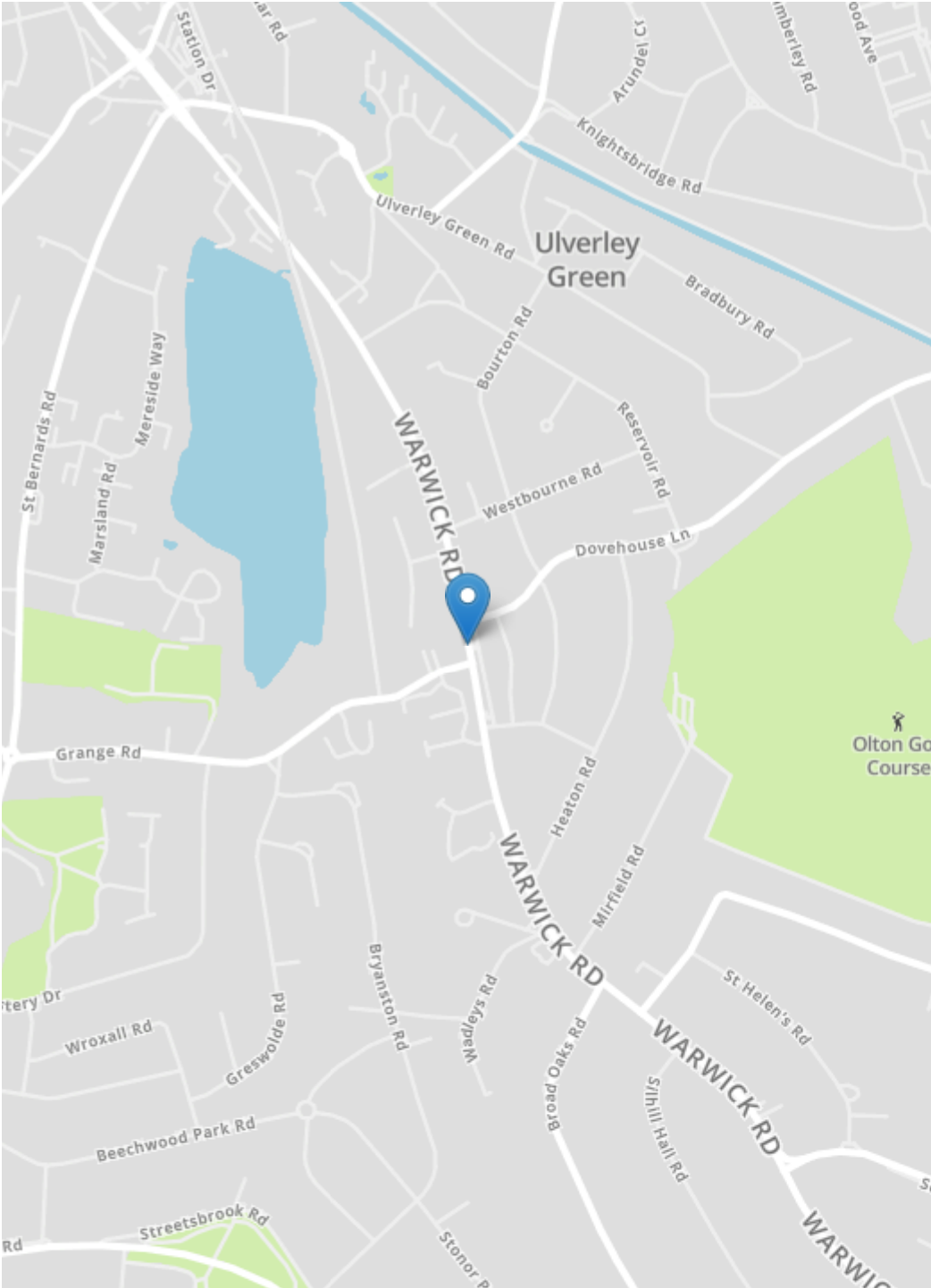
Please Note


We are selling on behalf of executors who are Partners of Sydney Mitchell LLP.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Solihull offers a wide range of first class shopping facilities and the renowned Touchwood shopping centre which includes the John Lewis department store. There is a leisure/swimming pool and athletic centre situated at Tudor Grange Park and a host of cultural amenities including the Library Theatre and cinema complex. Solihull is an extremely sought after residential area with first class state and private schools to suit all age groups. It is only 8 miles south of Birmingham and on the fringes of outstanding open countryside. Solihull Station provides regular services to Birmingham whilst the NEC and Birmingham International Airport are approximately a 15 minute drive away. The excellent motorway network, accessed via Junction 5 of the M42, provides fast links to all corners of the country via the M40, M5, M6 and M1.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a lazer distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

SYDNEY MITCHELL

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