



smarthomes

Blythe Court

Grange Road, Solihull, B91 1BL

- A Ground Floor Apartment For The Over 60's
- Two Bedrooms
- Lounge & Modern Kitchen
- Direct Access To Communal Gardens
- No Upward Chain

£150,000

EPC Rating 69

Current Council Tax Band C





Property Description

This ground floor retirement apartment in Blythe Court is very conveniently situated a stones throw from Dovehouse Parade of shops. There are also local bus services which operate along the Warwick Road providing access to the city centre of Birmingham, Acocks Green village and the town centre of Solihull where there are an excellent choice of shopping facilities including Touchwood Shopping Centre and John Lewis' Department Store.

Access to Blythe Court is gained via the driveway from Grange Road and the property is accessed via secure intercom leading into



Communal Foyer

With manager's office, residents lounge, stairs and lifts to upper floors and hallway leading to entrance door with spyhole leading through to

Entrance Hall

With wall mounted Economy 7 storage heating, coving to ceiling, ceiling light point, emergency pull cord, door to useful built-in storage cupboard and doors leading off to



Lounge

17' 8" x 11' 3" (5.38m x 3.43m) With double glazed window over-looking communal garden, double glazed door giving direct access to patio area, wall lighting, feature fireplace with electric fire marble hearth and decorative surround, Dimplex storage heater, coving to ceiling and feature archway leading through to

Modern Kitchen

7' 3" x 6' 11" (2.21m x 2.11m) Being fitted with a range of high gloss wall and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to walls, freestanding cooker, freestanding fridge freezer, tiled effect flooring, ceiling light point and coving to ceiling



Bedroom One

12' 1" x 8' 10" (3.68m x 2.69m) With coving to ceiling, mirrored fitted wardrobes, coving to ceiling, ceiling light point, double glazed window over-looking communal gardens, wall mounted Dimplex storage heater and wall lighting



Bedroom Two

12' 2" x 8' 0" (3.71m x 2.44m) With double glazed window over-looking communal gardens, wall lighting, ceiling light point, coving to ceiling and Dimplex storage heater



Shower Room

Being fitted with a three piece suite comprising; adapted double shower enclosure with electric shower, low flush WC and vanity wash hand basin, tiling to walls, wall lighting, coving to ceiling, emergency pull cord and ladder style heated towel rail



Communal Gardens

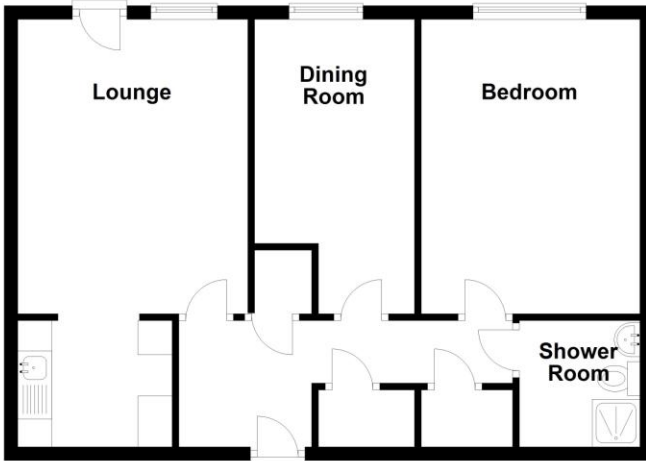
Blythe Court has well maintained communal gardens being mainly laid to lawn with well stocked shrub borders, retaining laurel and paved seating areas, with this ground floor apartment benefitting from direct access to a paved patio area and the gardens beyond.

Tenure

We are advised by the vendor that the property is leasehold with approx. 89 years remaining on the lease, a service charge of approx. £3,800 per annum and a ground rent of approx. £548 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C

Ground Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



Total area: approx. 57.2 sq. metres (616.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	68	80
(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

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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 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.