



smarthomes

Blythe Court, Grange Road

Solihull, B91 1BL

- A First Floor Retirement Apartment
- Two Bedrooms
- Lounge/Diner
- Fitted Kitchen

£120,000

EPC Rating - 83

Current Council Tax Band - C





Property Description

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 the new 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.

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 and stairs and lifts to upper floors. The first floor landing has a private entrance door with spyhole leading through to

Entrance Hall

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



Lounge

13' 11" x 11' 3" (4.24m x 3.43m) With a double glazed window overlooking communal gardens, wall lighting, feature fireplace with electric fire marble hearth and decorative surround, electric storage heater, fitted carpet, coving to ceiling and feature archway leading through to



Fitted Kitchen

7' 3" x 6' 9" (2.21m x 2.06m) Being fitted with a range of wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit. Freestanding electric cooker, space for fridge/freezer, tiling to full height and ceiling light point

Bedroom One

12' 1" x 8' 11" (3.68m x 2.72m) With coving to ceiling, mirrored fitted wardrobes, double glazed window over looking communal gardens, fitted carpet, wall mounted electric storage heater and wall lighting



Bedroom Two

12' 3" x 7' 11" (3.73m x 2.41m) With double glazed window over looking communal gardens, fitted carpet, wall lighting, coving to ceiling and electric storage heater



Shower Room

Being fitted with a three piece suite comprising a shower enclosure with electric shower, low flush W.C and vanity wash hand basin. Tiling to walls, strip lighting, coving to ceiling and emergency pull cord

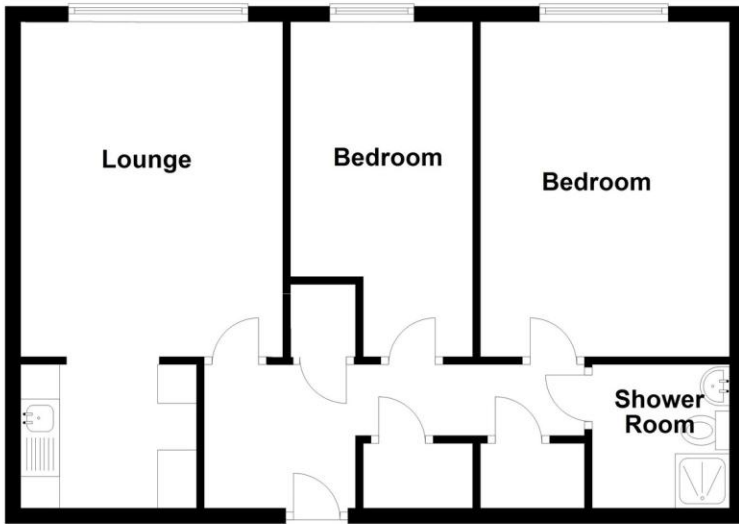
Communal Gardens

Blythe Court has well maintained communal gardens being mainly laid to lawn with well stocked shrub borders, retaining laurel and paved seating areas



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. £3,902 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 vendor. Current council tax band - C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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 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.