



smarthomes

Guardian Court

New Road, Solihull, B91 3DL

- A First Floor Retirement Apartment
- On Site Manager
- Two Bedrooms
- No Upward Chain

70% Shared Ownership £50,000

EPC Rating 70

Current Council Tax Band C





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.

The property is accessed via a secure communal door leading to a communal reception hallway with stairs and lift access to all floors. On the first floor a private wooden front door leads into



Entrance Hallway

With ceiling light point, radiator, loft access, two useful storage cupboards and door leading off to

Dual Aspect Lounge/Diner

15' 8" x 10' 9" (4.8m x 3.3m) With two hardwood framed single glazed windows, wall mounted radiator, ceiling light point and door to



Fitted Kitchen

10' 9" x 6' 2" (3.3m x 1.9m) Being fitted with a range of base units with a work surface over incorporating a sink and drainer unit. Space for freestanding electric cooker, space and plumbing for washing machine, wall mounted gas central heating boiler, useful pantry, radiator, ceiling light point and a hardwood framed single glazed window



Bedroom One

12' 1" x 10' 2" (3.7m x 3.1m) With a hardwood framed single glazed window, useful storage cupboard, radiator and ceiling light point

Bedroom Two

12' 1" x 6' 6" (3.7m x 2m) With a hardwood framed single glazed window, radiator and ceiling light point



Shower Room

6' 2" x 5' 2" (1.9m x 1.6m) Being fitted with a suite comprising of a pedestal wash hand basin, a low flush W.C and walk in shower with wall mounted electric shower. Radiator, ceiling light point and non slip flooring



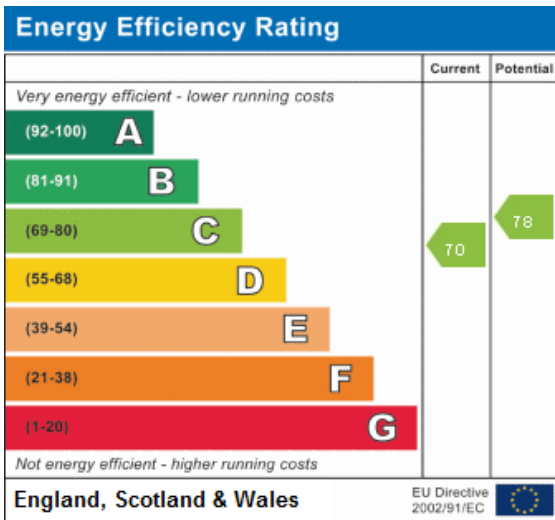
Communal Facilities

The development further benefits from parking, well maintained communal gardens and an on site manager

Tenure

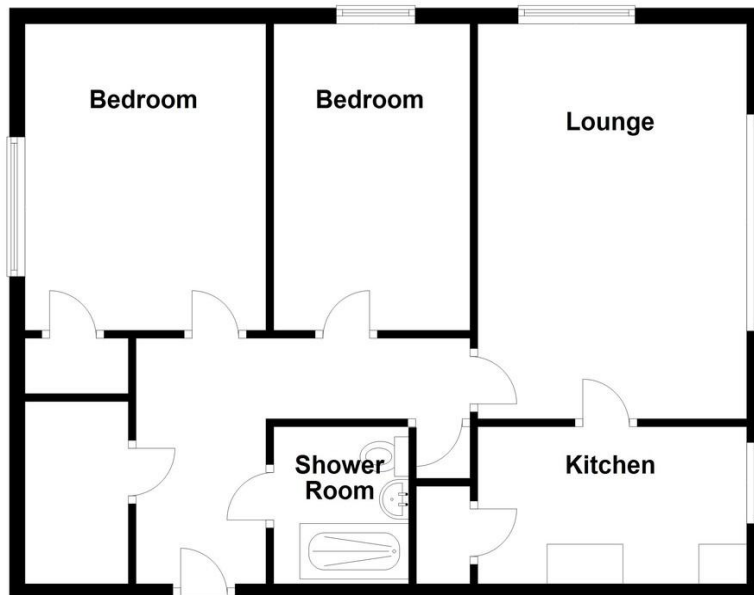
We are advised by the vendor that the property is leasehold with approx. 71 years remaining on the lease with a service charge of approx. £2,706.36 per annum and no ground rent payable, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

Current council tax band - C



First Floor

Approx. 65.6 sq. metres (706.6 sq. feet)



Total area: approx. 65.6 sq. metres (706.6 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 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.