



12 BLYTHE COURT, GRANGE ROAD, SOLIHULL, B91 1BL

ASKING PRICE OF £115,000

EPC: C Council Tax Band: C



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Recently Refurbished Retirement Apartment
- Over 60s Restriction
- Close to Dovehouse Shopping Parade
- Close to Olton Railway Station
- Beautiful Communal Grounds
- Parking Area
- Scheme Manager
- Communal Lounge & Laundry



Situated in a sought after location close to the Dovehouse Shopping Parade and Olton Train station, this beautifully presented, recently refurbished two double bedroom first floor retirement property offers great living accommodation for the over 60s. The accommodation briefly comprises; communal reception hall with security intercom system, lift and stairs to, communal landing, reception hall, cloakroom, large walk in storage cupboard, spacious lounge/diner with kitchen area off, two double bedrooms, bathroom/wc, parking area, beautiful communal gardens, communal lounge and utility/laundry area. The development has a scheme manager and emergency pull cord system. No Upward Chain.



COMMUNAL ENTRANCE stairs and lifts

ENTRANCE HALL three storage cupboards

LOUNGE/DINER 11' 4" x 15' 0" (3.45m x 4.57m)

KITCHEN 6' 11" x 7' 3" (2.11m x 2.21m)

BEDROOM ONE 12' 2" x 9' 0" (3.71m x 2.74m)

with fitted wardrobes

BEDROOM TWO 12' 3" x 7' 10" (3.73m x 2.39m)

with fitted wardrobes

BATHROOM/WC



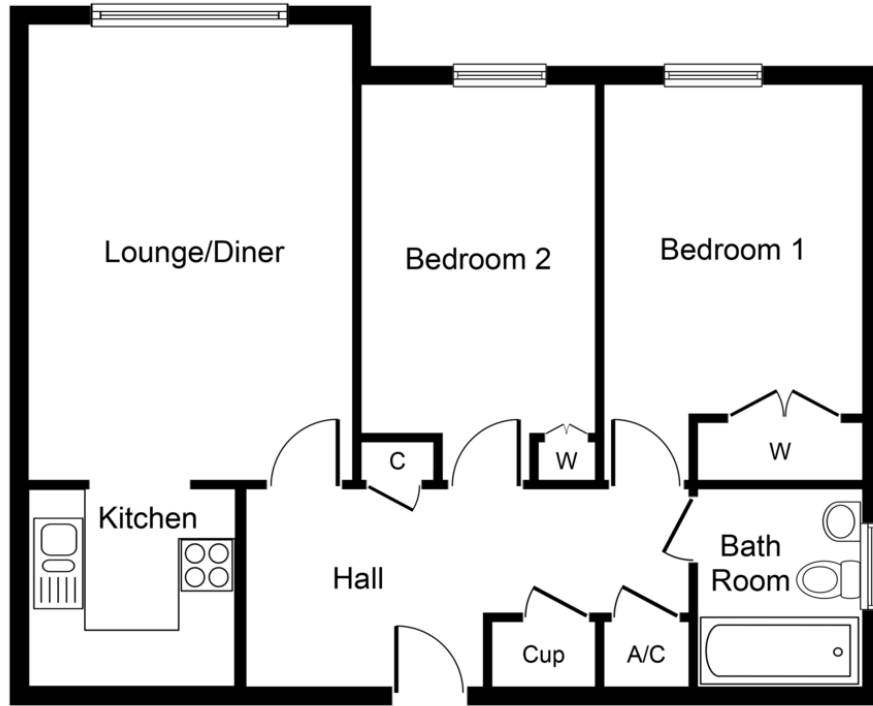
Length of Lease: 89 years (from 2023)

Service Charge: £3,900 pa

Ground Rent: £548.24 pa

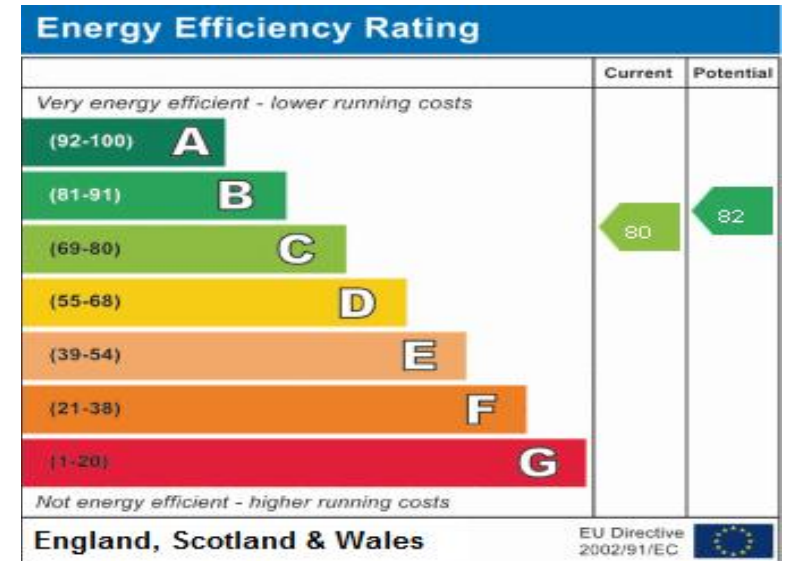
Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Approx. Gross Internal Floor Area 637 sq. ft. (59.1 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2023 | www.houseviz.com



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply).

Solihull 6 The Square, Solihull, West Midlands B91 3RB
T: 0121 704 0100 E: solihull@ruxtonproperty.co.uk

www.ruxtonproperty.co.uk



rightmove Zoopla.co.uk