



3 GRANGE WOOD COURT, WOODSHIRES ROAD, SOLIHULL, B92 7BZ

ASKING PRICE OF £230,000

EPC: C Council Tax Band: C



Location

Solihull is located approximately 9 miles (14.5 km) south-east 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 and 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 with easy access to the Warwickshire countryside.

- Ground Floor Maisonette
- Two Double Bedrooms & Modern Wet Room/Wc
- Spacious Lounge/Diner & Fitted Kitchen
- Sought After Area
- Overlooking Wildlife Pond
- En Bloc Garage & Parking
- Rear Garden
- Superb Fitted Garden Room



A beautifully presented two double bedroom ground floor maisonette enjoying a delightful position overlooking the wildlife pond, situated in a sought after location, close the renowned Olton Mere. The excellent living accommodation briefly comprises; entrance porch, spacious lounge/diner, fitted kitchen, inner hall, two double bedrooms, modern fitted wet room/wc, garden area to front and enclosed landscaped garden to rear with superb modern fitted garden room with power supply and lighting, parking area and garage en bloc.



ENTRANCE PORCH

SPACIOUS LOUNGE/DINER 21' 6" x 12' 4" (6.55m x 3.76m)

KITCHEN 10' 1" x 8' 9" (3.07m x 2.67m)

INNER HALLWAY with storage cupboard and airing cupboard

BEDROOM ONE 15' 9" max 11' 9" min x 10' 3" (4.8m x 3.12m)

built-in wardrobes

BEDROOM TWO 10' 8" x 9' 1" (3.25m x 2.77m)

built-in wardrobes

WET ROOM/WC

LAWNED AREAS TO FRONT overlooking wildlife pond

ENCLOSED LANDSCAPED GARDEN TO REAR with gateway access to rear

SUPERB MODERN FITTED GARDEN ROOM with power supply and lighting

EXPENDED GARAGE EN BLOC

PARKING AREA



***** DRAFT DETAILS *****

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

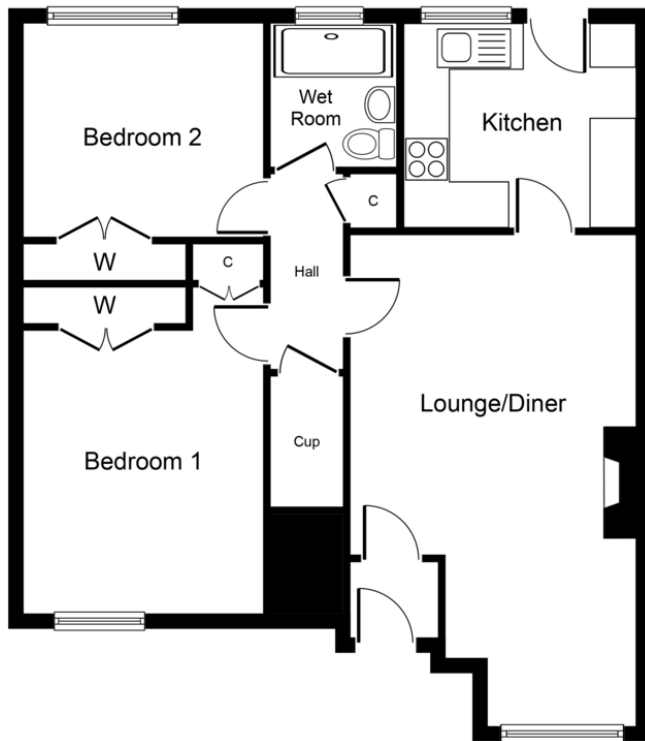
Length of Lease – 88 years (from 2023)

Service Charge - £1,500 pa.

Ground Rent - £50 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

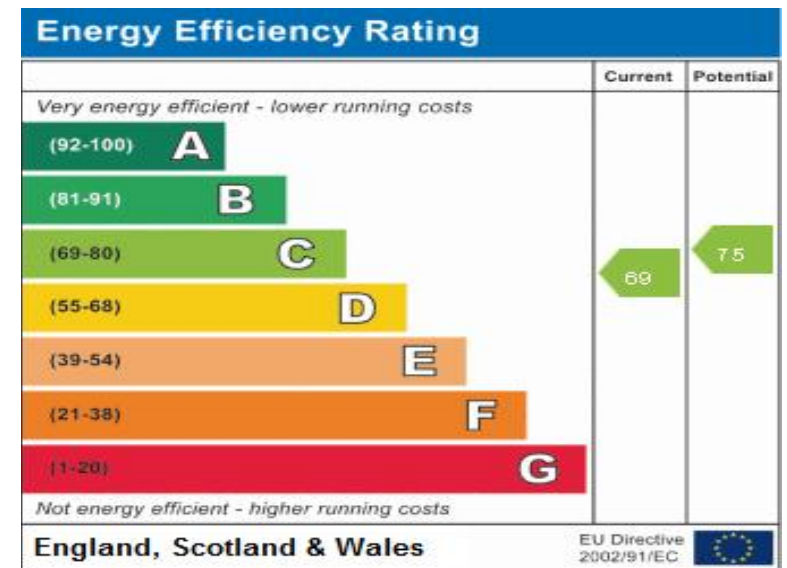




Approx. Gross Internal Floor Area 710 sq.ft. (66.0 sq.m.)

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.

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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.

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