



APARTMENT 14 MALVERN COURT, WARWICK ROAD, SOLIHULL, B91 3EP

ASKING PRICE OF £159,950

EPC: C Council Tax Band: D



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.

- Beautiful Retirement Apartment
- Two Double Bedrooms
- Spacious Lounge/Diner
- Superb Modern Fitted Kitchen
- Within Walking Distance of Solihull Town Centre
- Beautiful Communal Gardens
- House Manager
- Gas Central Heating & Double Glazing



A beautifully presented, spacious and light two double bedroom first floor retirement apartment for the over 58s situated in a sought after convenient location within easy walking distance of Solihull town centre and Brueton Park. The property benefits from having gas central heating and double glazing. The accommodation briefly comprises; communal entrance hall and reception lounge with security intercom system, lift access, entrance hall, cloaks cupboard, spacious lounge/diner, superb modern fitted kitchen, two double bedrooms, shower room/wc, attractive communal gardens, The development has its own house manager, emergency 24hr pull cord system, communal lounge/reception area, owner and visitor parking areas. No Upward Chain.



COMMUNAL ENTRANCE HALLWAY/LOUNGE AREA with security intercom system, stairs and lift to upper floors

ENTRANCE HALL with cloaks cupboard

SPACIOUS LOUNGE/DINER 23' 9" excluding bay x 12' 9" (7.24m x 3.89m)

SUPERB MODERN FITTED KITCHEN 9' 9" x 6' 9" (2.97m x 2.06m)

BEDROOM ONE 12' 8" x 12' 1" (3.86m x 3.68m)

with built-in wardrobe

BEDROOM TWO 12' 8" x 8' 1" (3.86m x 2.46m)

with fitted wardrobes

SHOWER ROOM/WC

ATTRACTIVE COMMUNAL GARDENS

OWNER AND VISITOR PARKING AREA

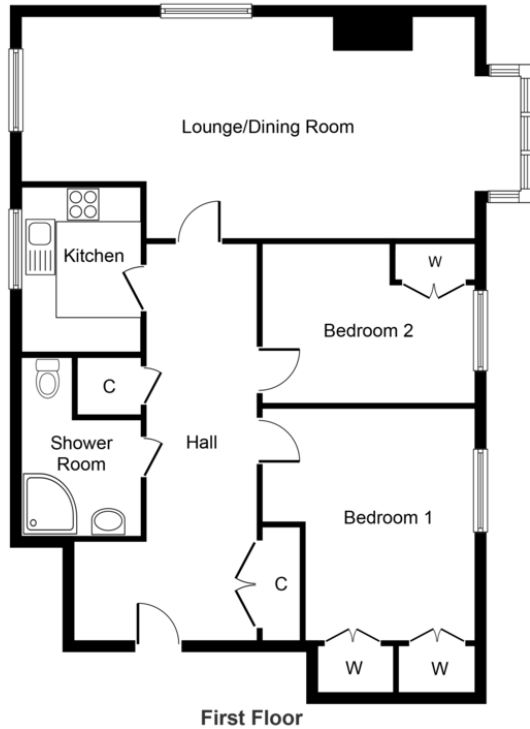


Length of Lease: 61 years (from 2024)

Service Charge: £3,421.66 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)





First Floor
Approx. Gross Internal Floor Area 810.7 sq.ft. (75.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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