



FLAT 21, MALVERN COURT, WARWICK ROAD, SOLIHULL, B91 3EP

ASKING PRICE OF £168,000

EPC: D 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.

- TWO BEDROOM SECOND FLOOR APARTMENT
- OVER 58s
- LOUNGE
- KITCHEN
- DOWNSTAIRS WC
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO SOLIHULL TOWN CENTRE
- CLOSE TO ALL LOCAL AMENITIES



A spacious two bedroom second floor retirement apartment for the over 58s in this lovely development within easy walking distance of Solihull Town Centre. This property has a view over the beautiful communal gardens and playing fields. It briefly comprises of a spacious lounge, kitchen, two double bedrooms and shower room. It also has owner and visitor parking.



**APPROACH** Communal grounds with owner and visitor parking. Intercom system in visitor porch leading to communal indoor area.

**LOUNGE** 14' 8" x 14' 0" (4.47m x 4.27m)

A beautiful spacious light and airy room with a bay window to rear overlooking the beautiful communal garden and playing fields. Fireplace and electric fire. Wall and ceiling lights.

**KITCHEN** 9' 8" x 7' 1" (2.95m x 2.16m)

Fitted kitchen with wall and floor units, 1 1/2 sink and drainer, window to front, electric oven and hob with extractor above. Space for washing machine and space for fridge/freezer.

**BEDROOM ONE** 12' 8" x 8' 7" (3.86m x 2.62m)

Triple fitted wardrobes with further wall mounted units giving ample storage. Window to rear overlooking communal garden and playing fields.

**BEDROOM TWO** 10' 5" x 9' 2" (3.18m x 2.79m)

A double second bedroom with window to front.

**SHOWER ROOM** Corner shower cubicle, low level WC, sink with vanity storage cupboards and mirror with shelving.

**COMMUNAL GARDENS** Well maintained communal gardens, mainly laid to lawn with mature shrubbery and trees.

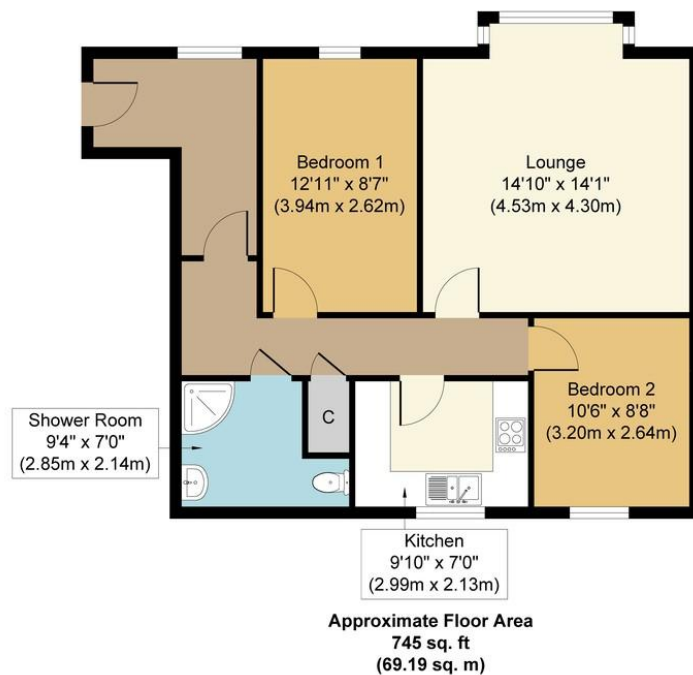


Length of Lease: 64 years (at 2026)

Service Charge: £3,240.60 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)*





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		76 C
55-68	D	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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