



Apt 25 Grange Court

298 Warwick Road, Solihull B92 7GL

Asking Price of £189,950



*A BEAUTIFULLY PRESENTED, TOP FLOOR RETIREMENT
APARTMENT SITUATED IN A CONVENIENT SOUGHT AFTER
LOCATION, OPPOSITE THE DOVEHOUSE SHOPPING PARADE.*

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.



A beautifully presented, top floor retirement apartment situated in a convenient sought after location, opposite the Dovehouse shopping parade. The modern development caters for 55 years and over and is designed for easy living. The excellent high specification living accommodation briefly comprises; communal entrance hall with security intercom system, lift & stairs to all floors, entrance hall, spacious lounge/diner overlooking the rear communal gardens, modern fitted kitchen, double bedroom with fitted wardrobes, large modern fitted bathroom/wc. The development has a residents lounge, landscaped communal gardens and a house manager. Current NHBC. No Upward Chain.





- Top Floor Retirement Apartment
- Double Bedroom with fitted wardrobes
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Modern Fitted Bathroom/Wc
- Emergency Pull Cords
- House Manager

COMMUNAL ENTRANCE HALLWAY With security intercom system, stairs and lift to all floors

RECEPTION HALL With airing cupboard and loft access

SPACIOUS LOUNGE DINER 18' 8" x 10' 6" (5.69m x 3.2m)

MODERN FITTED KITCHEN 9' 8" x 6' 5" (2.95m x 1.96m)

MASTER BEDROOM 12' 2" x 9' 6" (3.71m x 2.9m) With fitted wardrobes

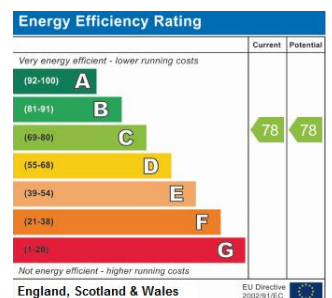
LARGE BATHROOM/ WC

COMMUNAL GARDENS



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)



IMPORTANT INFORMATION

These particulars have been prepared in good faith and are believed to be correct though their accuracy is not guaranteed. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Ruxton has not carried out a detailed survey, nor tested any services, appliances or specific fittings. Purchasers must satisfy themselves by inspection or otherwise. All dimensions, areas and distances are approximate. Room sizes should not be relied upon for carpets and furnishings.