



Grange Road, Solihull

Guide Price £120,000





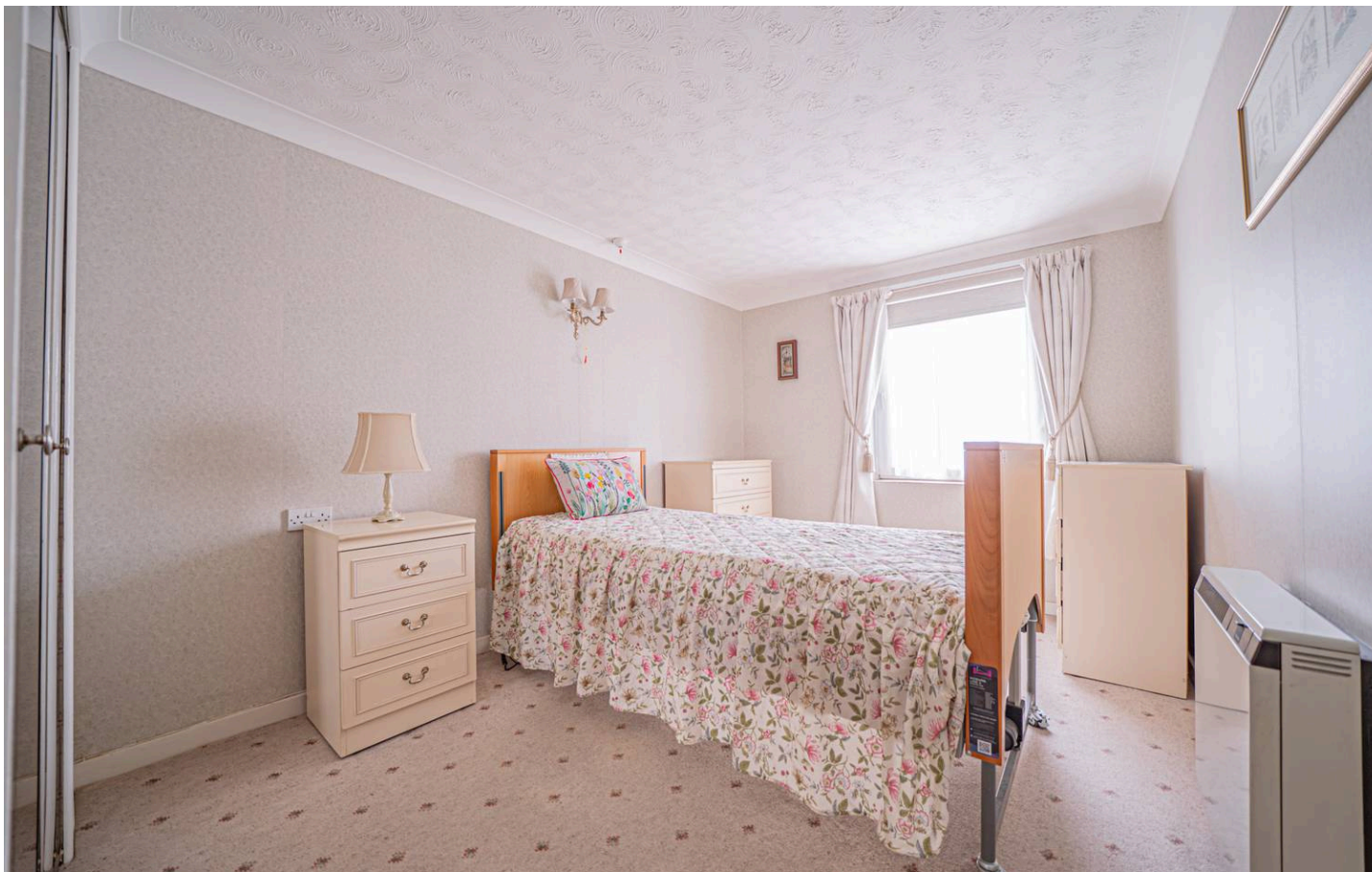
## PROPERTY OVERVIEW

Introducing this inviting two-bedroom ground floor retirement apartment, delightfully situated in a superb location that offers convenient access to an array of local amenities and shops. Boasting a bright living and dining room with a fitted kitchen and a charming patio seating area that opens up to communal gardens, this property provides a comfortable and easily accessible living space.

Benefiting from the absence of an upward chain, residents will appreciate the two spacious bedrooms serviced by a well-appointed shower room, alongside ample storage solutions throughout. Furthermore, the property features excellent communal facilities, including a resident's lounge for social gatherings and meticulously maintained gardens.

Complementing its practical layout, this residence also provides parking for resident convenience. Perfectly suited to those seeking a relaxed retirement lifestyle in a bustling yet tranquil environment, this property offers a rare opportunity for those looking to downsize without compromising on comfort and convenience.





## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold

- Two Bedroom Ground Floor Retirement Apartment
- NO UPWARD CHAIN
- Walking Distance To All Local Amenities & Shops
- Abundance Of Natural Light Throughout
- Open Plan Living / Dining Room
- Fitted Kitchen
- Two Spacious Bedrooms
- Bathroom With Walk-In Shower
- Private Patio Seating Area
- Residents Parking & Well Maintained Communal Gardens





**ENTRANCE HALL**

**LIVING ROOM**

14' 1" x 11' 2" (4.30m x 3.40m)

**KITCHEN**

7' 10" x 6' 7" (2.40m x 2.00m)

**BEDROOM ONE**

14' 1" x 9' 6" (4.30m x 2.90m)

**BEDROOM TWO**

14' 1" x 8' 10" (4.30m x 2.70m)

**SHOWER ROOM**

6' 9" x 5' 9" (2.05m x 1.75m)

**TOTAL SQUARE FOOTAGE**

57.4 sq.m (618 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**PRIVATE PATIO SEATING AREA**

**WELL MAINTAINED COMMUNAL GARDENS**

**RESIDENTS PARKING**

**ITEMS INCLUDED IN THE SALE**

Oven, hob, extractor, fridge, freezer, all carpets, curtains, blinds and light fittings, fitted wardrobes, bedroom furniture and freezer.

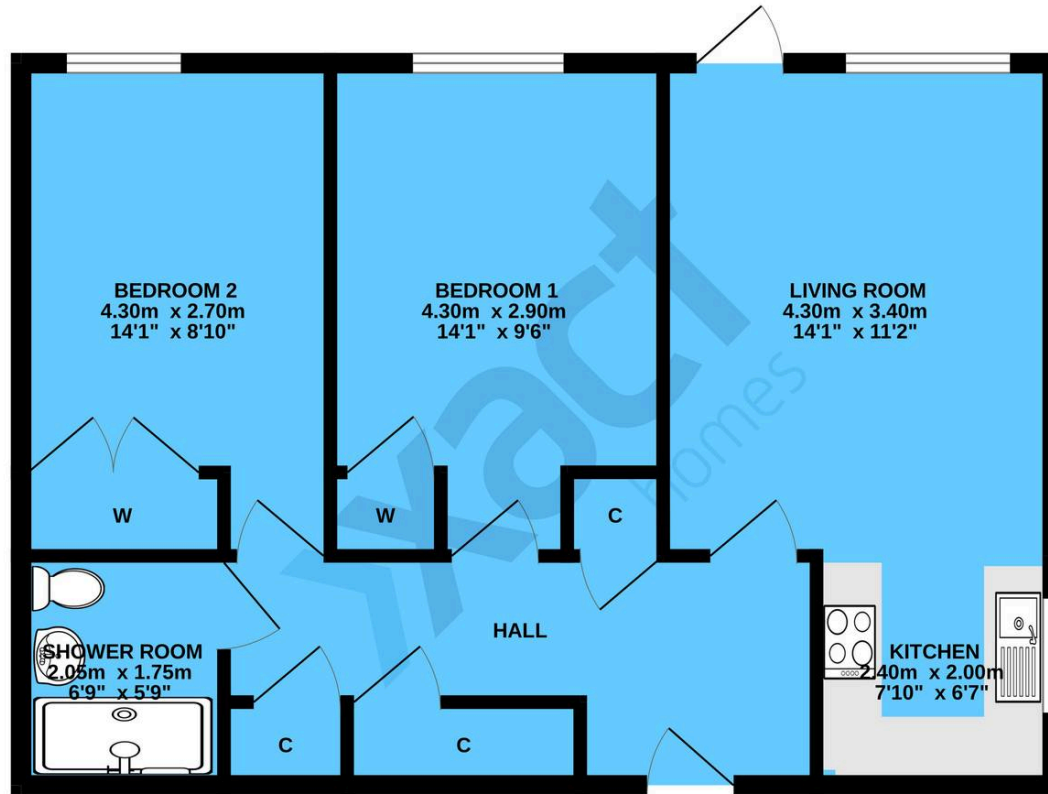
**ADDITIONAL INFORMATION**

Services - mains electricity and sewers. Service charge - £4,356.64 pa. Ground rent - £548.24 pa.

**INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR  
57.4 sq.m. (618 sq.ft.) approx.



TOTAL FLOOR AREA : 57.4 sq.m. (618 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**Xact Homes**

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