



Grange Road, Solihull

Guide Price £150,000





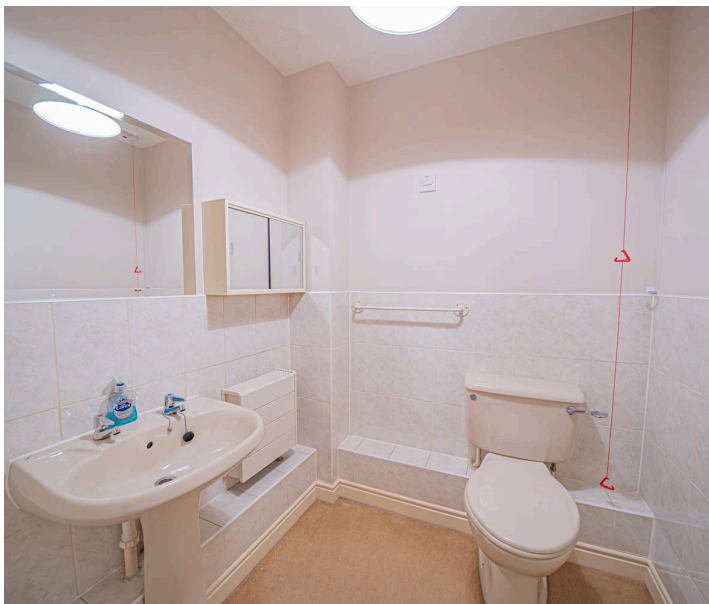


## PROPERTY OVERVIEW

This one bedroom retirement apartment is offered with no upward chain and is ideally situated close to a range of local amenities.

The property features a spacious living and dining room that benefits from an abundance of natural light, creating an inviting atmosphere for both relaxing and entertaining. The fitted kitchen provides ample workspace and storage, while the generously sized bedroom includes an en-suite for added convenience. There is also a separate cloakroom for guests. Throughout the apartment, you will find ample storage solutions to keep your living space organised.

Residents have access to a large communal lounge, perfect for socialising, and the building is equipped with lift access to all floors for ease of mobility. Residents parking is available, ensuring convenience for both homeowners and visitors.



The well-maintained communal grounds offer an attractive outdoor space for residents to enjoy. Manicured lawns and established planting provide a peaceful setting for a morning stroll or afternoon relaxation. Seating areas are thoughtfully placed throughout the grounds, allowing you to make the most of the landscaped gardens.

The location combines the benefits of a tranquil environment with the convenience of being close to shops, cafes, and public transport links. This property is perfectly suited for those seeking independent living within a friendly and supportive community.





## 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: E

Tenure: Leasehold

- One Bedroom Retirement Apartment
- NO UPWARD CHAIN
- Great Location Close To All Local Amenities & Transport Links
- Large Open Plan Living / Dining Room
- Fitted Kitchen
- Double Bedroom With En-Suite
- Well-Maintained Communal Grounds
- Secure Residents Parking
- Lift Access To All Floors







#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING / DINING ROOM**

20' 8" x 12' 5" (6.29m x 3.79m)

#### **KITCHEN**

10' 8" x 7' 10" (3.26m x 2.38m)

#### **BEDROOM**

12' 6" x 10' 7" (3.80m x 3.22m)

#### **ENSUITE**

8' 4" x 8' 0" (2.54m x 2.44m)

#### **TOTAL SQUARE FOOTAGE**

65.0 sq.m (698 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **COMMUNAL LOUNGE**

#### **COMMUNAL GARDENS**





## **ITEMS INCLUDED IN THE SALE**

TBC

## **ADDITIONAL INFORMATION**

Services – TBC. Service charge – TBC. Ground rent – TBC.

## **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.

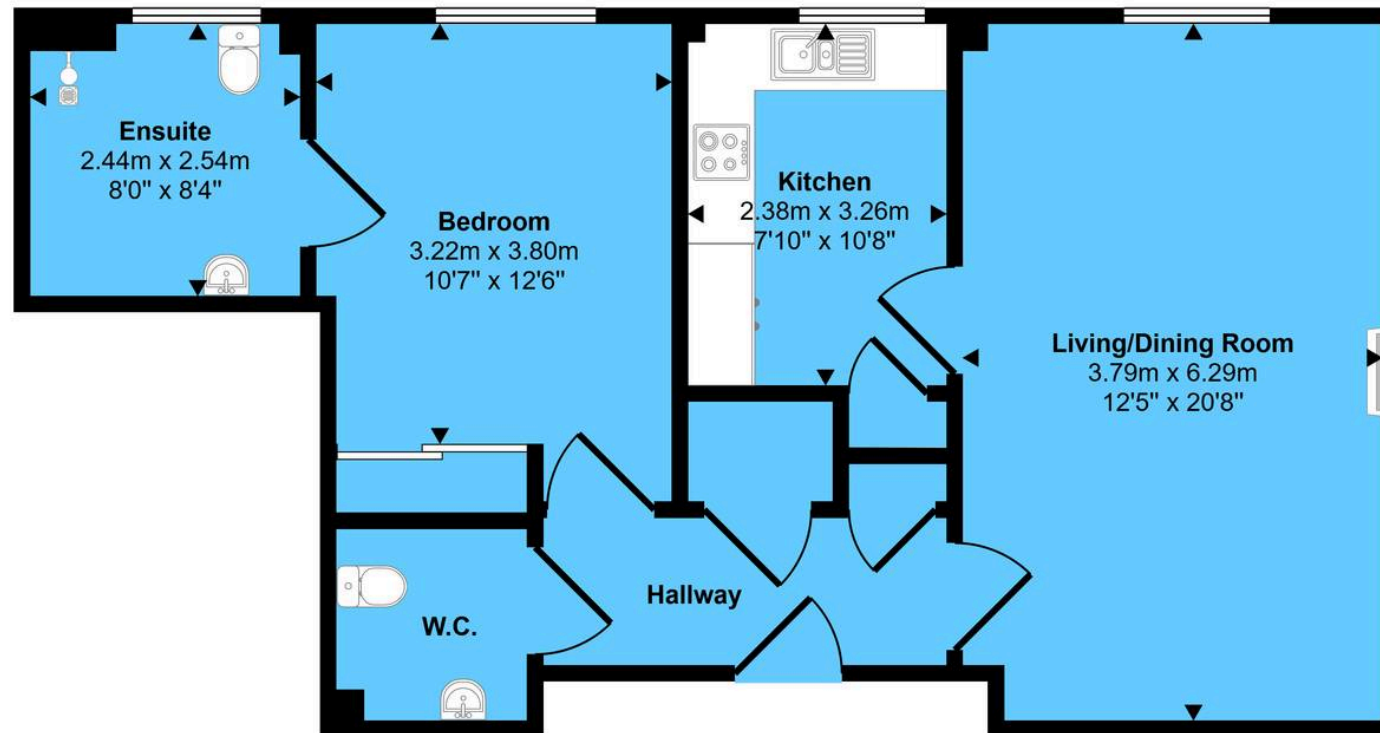
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



Approx Gross Internal Area  
65 sq m / 698 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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