



Grange Road, Solihull

Guide Price £290,000

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HOMES



#### PROPERTY OVERVIEW

This spacious three bedroom second floor apartment is offered to the market with no upward chain, presenting an excellent opportunity for both homebuyers and investors seeking a well-proportioned property in a prime location. Situated within walking distance of all local amenities and transport links, the apartment enjoys an abundance of natural light throughout, creating a bright and welcoming atmosphere. Upon entering, you are greeted by a generous entrance hallway that provides ample storage space, setting the tone for the well-planned layout found throughout the home. The large dual aspect living/dining room is perfect for relaxing or entertaining, with plenty of space for both seating and dining areas. The fitted kitchen is well appointed, offering a practical and functional space for every-day living. Each of the three bedrooms is generously sized, providing comfortable accommodation for families, guests, or those seeking a home office. The property also features a family bathroom and a separate toilet, ensuring convenience and flexibility for busy households.



Residents benefit from well maintained communal areas and the convenience of residents parking, while a garage located in a separate block provides additional storage or secure parking (ideal for those requiring extra space for vehicles or personal belongings). The apartment's generous proportions and thoughtful layout make it a rare find in such a sought-after location, and early viewing is highly recommended to appreciate all that this superb home has to offer.

#### 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: D

Tenure: Leasehold





- Three Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Walking Distance To All Local Amenities & Public Transport
- Dual Aspect Living / Dining Room
- Abundance Of Natural Light Throughout
- Fitted Kitchen
- Three Generously Sized Bedrooms
- Family Bathroom & Separate Toilet
- Well Maintained Communal Grounds
- Residents Parking & Garage In Separate Block

#### **ENTRANCE HALLWAY**

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

##### **LIVING AREA**

15' 9" x 18' 8" (4.80m x 5.68m)

##### **DINING AREA**

11' 5" x 14' 0" (3.48m x 4.26m)

#### **INNER HALL**

#### **KITCHEN**

8' 4" x 9' 11" (2.55m x 3.01m)

#### **BEDROOM ONE**

13' 10" x 11' 7" (4.21m x 3.52m)

#### **BEDROOM TWO**

11' 8" x 12' 6" (3.56m x 3.82m)

#### **BEDROOM THREE**

8' 4" x 13' 8" (2.53m x 4.17m)

#### **BATHROOM**

7' 9" x 6' 3" (2.36m x 1.90m)

#### **SEPARATE WC**

#### **TOTAL SQUARE FOOTAGE**

111.0 sq.m (1194 sq.ft) approx.



## OUTSIDE THE PROPERTY

### WELL MAINTAINED COMMUNAL GROUNDS

### RESIDENT PARKING

### GARAGE

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge, freezer, dishwasher, washing machine, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

### ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded. Service charge - £2,062.21 pa. Ground rent - £0.02 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.



Approx Gross Internal Area  
111 sq m / 1194 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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