



Bryanston Court Grange Road, Solihull

Guide Price £229,950





PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this ground floor apartment offered to the market with no upward chain. This spacious apartment benefits from gas central heating, double glazing and has the added attraction of a long 141 year lease. The accommodation briefly comprises of: communal entrance hall, reception hall/dining room, living room, fitted kitchen, two double bedrooms, shower room, communal gardens and a single garage.

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

- Ground Floor Apartment
- NO UPWARD CHAIN
- Convenient Location
- Spacious Living Room
- Two Double Bedrooms
- Shower Room
- Early Viewing Essential
- Long Lease
- Garage





COMMUNAL ENTRANCE HALL

RECEPTION HALL / DINING ROOM

15' 4" x 8' 10" (4.68m x 2.7m)

LIVING ROOM

19' 8" x 12' 2" (6m x 3.72m)

KITCHEN

10' 0" x 6' 10" (3.05m x 2.08m)

BEDROOM ONE

16' 4" x 10' 7" (4.97m x 3.23m)

BEDROOM TWO

12' 4" x 10' 4" (3.76m x 3.16m)

SHOWER ROOM

7' 11" x 6' 2" (2.41m x 1.89m)

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

SINGLE GARAGE

ITEMS INCLUDED IN SALE

Integrated oven (not in full working order) and hob, extractor, fridge freezer, all carpets, curtains, blinds and light fittings and fitted wardrobes in all rooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Service charge - £1768 (pa). Ground rent - peppercorn (pa).

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



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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