



Kelvedon Grove, Solihull

Guide Price £115,000





PROPERTY OVERVIEW

This well-presented two bedroom first floor retirement apartment is exclusively available to those aged 55 and over, offering a comfortable and secure living environment in a highly convenient location close to local amenities and with excellent public transport links. Upon entering the property, you are greeted by a welcoming hallway that provides ample storage space, ideal for coats, shoes, and every-day essentials. The spacious open plan living and dining area is flooded with natural light, creating a bright and airy atmosphere that is perfect for relaxing or entertaining. This inviting space seamlessly leads to a modern fitted kitchen, equipped with a range of wall and base units, integrated appliances, and generous worktop space for meal preparation. The apartment features two well-proportioned bedrooms, including a generous double with fitted storage, and a versatile single bedroom that could also serve as a study or hobby room to suit your individual needs. The contemporary wet room is designed for easy access, providing both comfort and practicality, and is complemented by emergency pull cords located throughout the apartment for added peace of mind.



Residents benefit from a host of excellent communal facilities, including a welcoming residents lounge that serves as a social hub for gatherings and activities, as well as a fully equipped laundry room for added convenience. The development offers ample parking for residents and their guests, and the communal areas are maintained to a high standard, ensuring a pleasant and well-kept environment. Lift access is available to all floors, providing easy mobility for residents, and a part time house manager is on hand to offer support and assistance as needed, ensuring a friendly and supportive community atmosphere. This delightful apartment represents an ideal opportunity for those seeking a low-maintenance, secure, and sociable lifestyle in a sought-after retirement setting, with all the benefits of modern living and a strong sense of community. Early viewing is highly recommended to appreciate the quality of accommodation and the excellent facilities on 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: C

Tenure: Leasehold





- Two Bedroom First-Floor Retirement Apartment
- Available For Over 55s Only
- NO UPWARD CHAIN
- Abundance Of Natural Light Throughout
- Prime Location Close To Local Amenities & Transport Links
- Excellent Communal Facilities & Grounds
- Emergency Pull Chords Throughout & Part-Time Manager
- Lift Access To All Floors

HALLWAY

16' 10" x 3' 6" (5.12m x 1.06m)

LIVING & DINING AREA

9' 10" x 18' 5" (2.99m x 5.62m)

KITCHEN

6' 11" x 7' 10" (2.10m x 2.38m)

BEDROOM ONE

8' 0" x 13' 1" (2.45m x 3.99m)

BEDROOM TWO

6' 3" x 10' 7" (1.90m x 3.23m)

WET ROOM

6' 6" x 5' 6" (1.98m x 1.67m)

TOTAL SQUARE FOOTAGE

53.0 sq.m (569 sq.ft) approx.

OUTSIDE THE PROPERTY**AMPLE PARKING****COMMUNAL AREAS****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer and all carpets, curtains, blinds and light fittings.



ADDITIONAL INFORMATION

Services - mains electricity and sewers. Broadband - FTTP (fibre to the premises). Service charge - £3,291.24 pa (includes ground rent).

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.

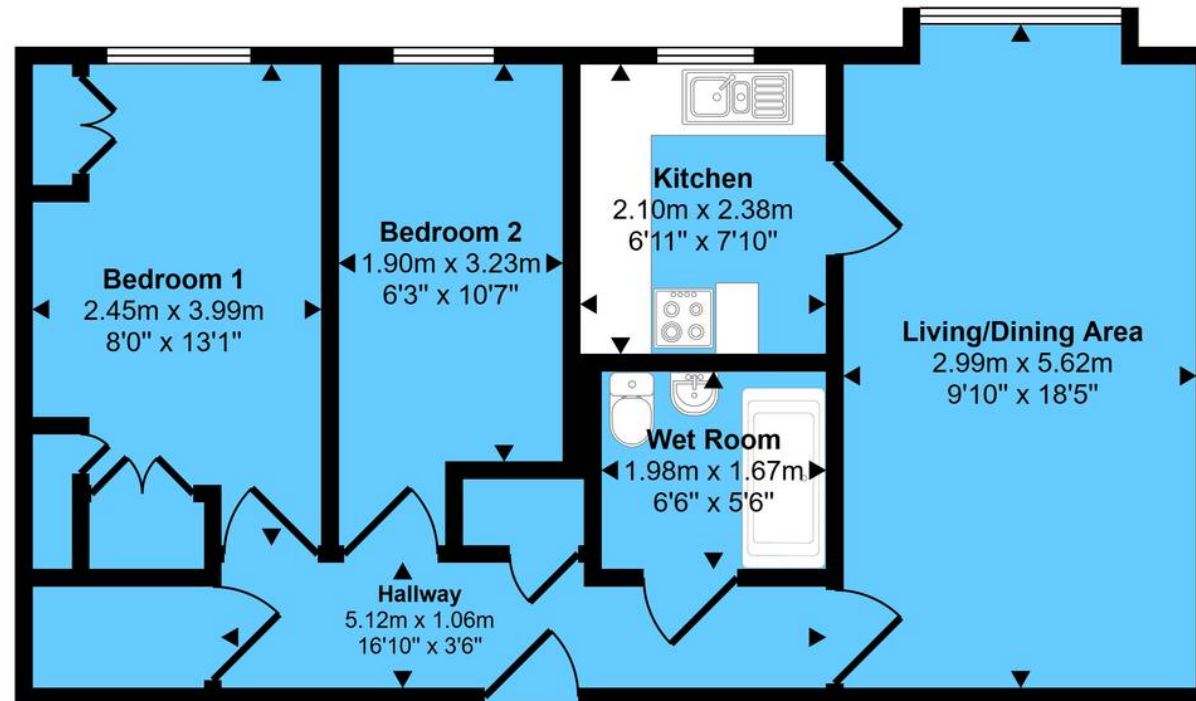
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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
53 sq m / 569 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.

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