



Flat 2, Blythe Court, 4 Grange Road

Guide Price £115,950





Flat 2

Blythe Court, Solihull

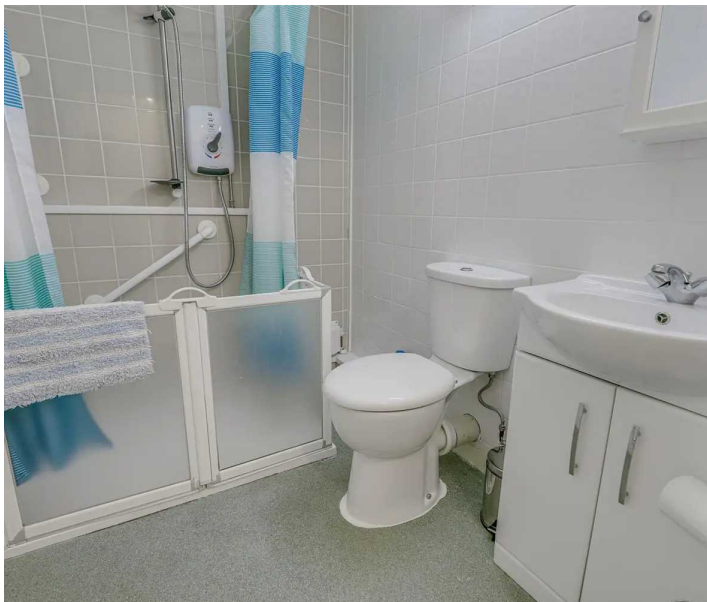
PROPERTY OVERVIEW

Situated in a most convenient location, an ideal opportunity to purchase this two bedroom ground floor retirement apartment for the over 60's offered to the market with NO UPWARD CHAIN & PRE-PAID service charge & ground rent until September 2024. This complex offers retirement accommodation for the over 60's and has it's own house manager Monday to Friday between five am and five pm. Each apartment has it's own twenty four hour care line in each room and the accommodation briefly comprises of: a communal entrance hall, reception hall, spacious lounge/dining room, fitted kitchen, two double bedrooms, shower room, communal lounge and laundry and access to a small patio area.

Council Tax band: C

Tenure: Leasehold

- Two Bedroom Ground Floor Retirement Apartment
- Pre-Paid Service Charge & Ground Rent until Sept 2024.
- Easy Access To DoveHouse Parade
- Electric Storage Heaters
- Tastefully Decorated Throughout
- Spacious Lounge / Dining Room
- Fitted Kitchen





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.

ITEMS INCLUDED IN SALE

Integrated hob, extractor, microwave, all carpets, all blinds, fitted wardrobes in both bedrooms and all light fittings.

ADDITIONAL INFORMATION

Services - electricity and mains sewers. Service charge - £4356.00 (pa). Ground rent - £548.24 (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.





COMMUNAL ENTRANCE HALL

RECEPTION HALL

LOUNGE / DINING ROOM

18' 11" x 10' 0" (5.77m x 3.05m)

KITCHEN

7' 5" x 6' 10" (2.26m x 2.08m)

BEDROOM ONE

14' 4" x 8' 9" (4.37m x 2.67m)

BEDROOM TWO

17' 6" x 8' 8" (5.34m x 2.65m)

SHOWER ROOM

TOTAL SQUARE FOOTAGE

Total floor area: 61.0 sq.m. = 657 sq.ft. approx.

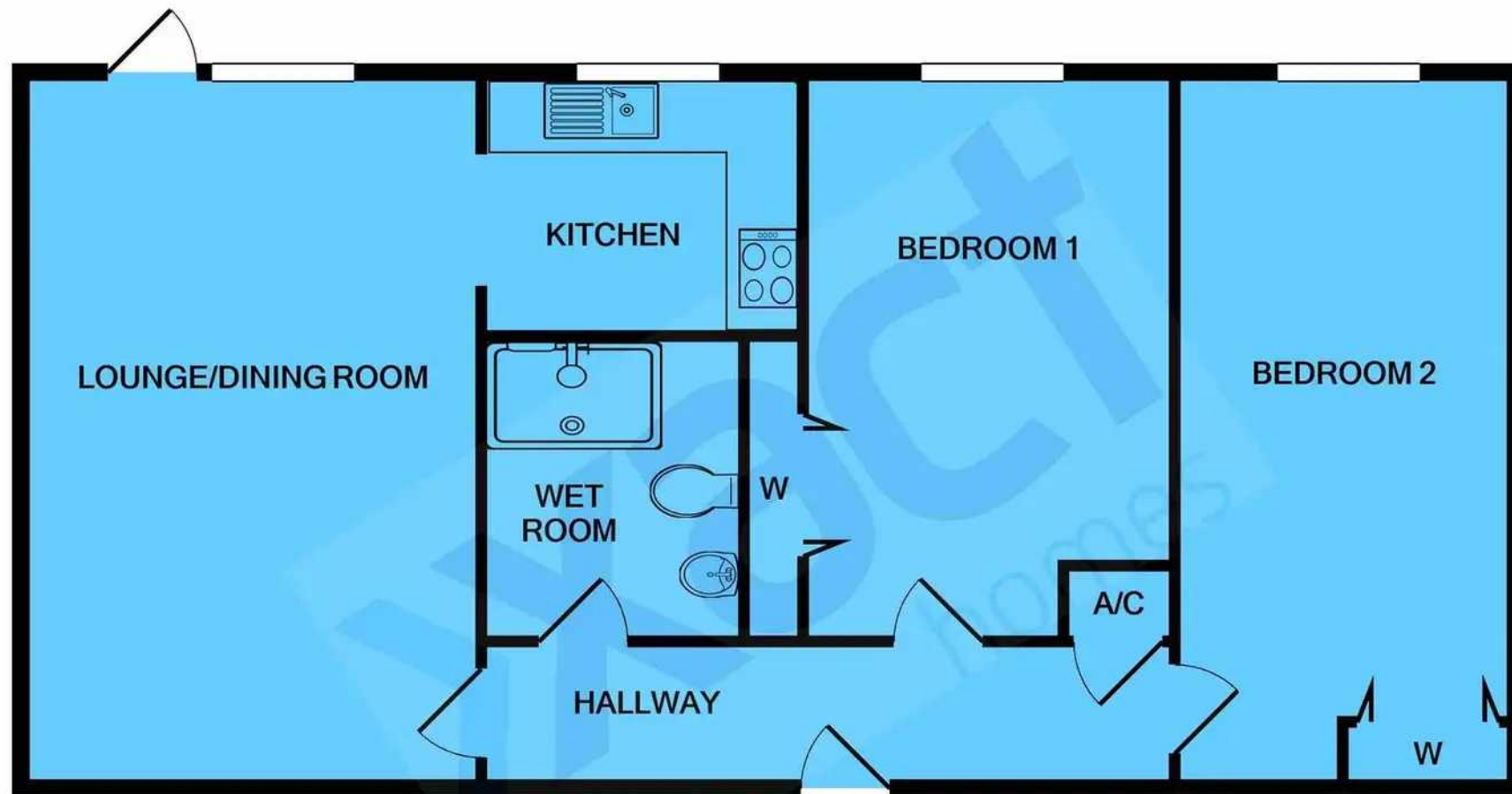
OUTSIDE THE PROPERTY

COMMUNAL LOUNGE AND LAUNDRY

COMMUNAL GARDENS

SMALL PATIO AREA





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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