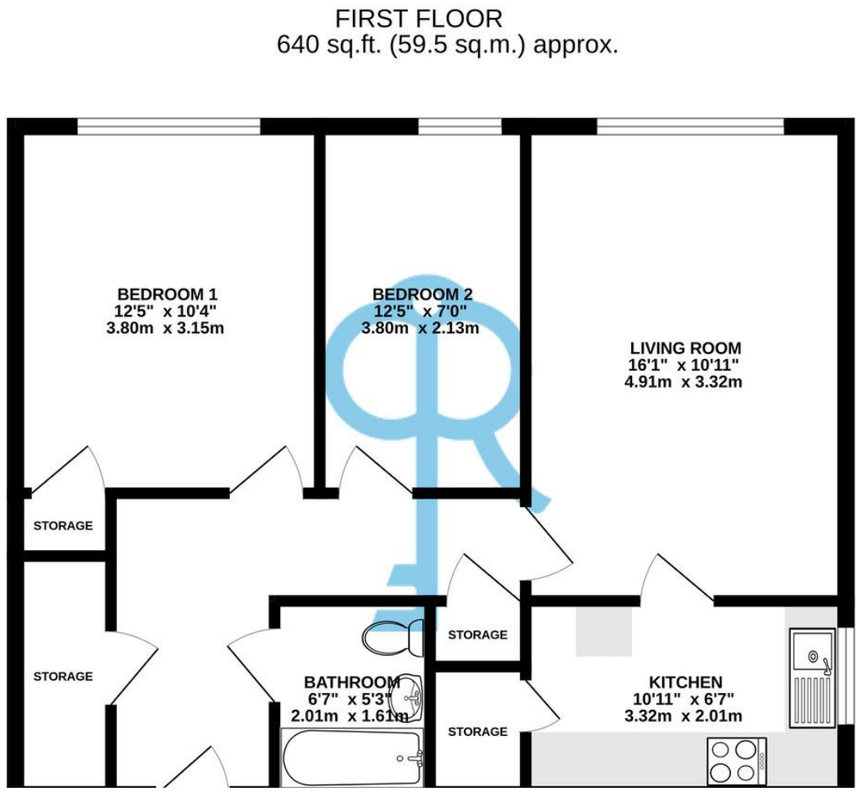




Floorplan Layout



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. Made with Metropix ©2019.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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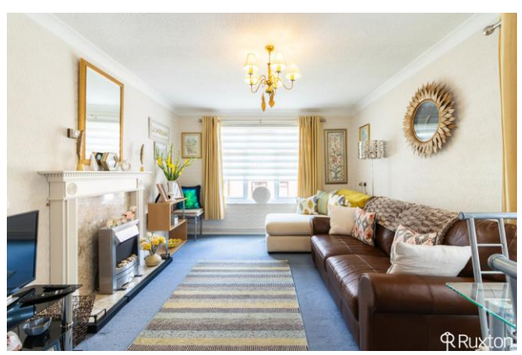


Guardian Court, Solihull, B91 3DL

Asking Price Of **£115,000**

- Purpose-built Two Bedroom First Floor Retirement Apartment
- Available chain free and is offered on a 70% shared ownership basis with no rental cost
- 156-year lease with zero renewal costs—ready for immediate completion
- Small, sought after Development for the over 55s set back from the main road
- Walking Distance to vibrant Solihull Town Centre and Local Amenities
- On-site parking for Residents and Visitors with Garages available via a Waiting List
- Adjacent to Award Winning Malvern Park
- New energy efficient UPVC double-glazed windows with transferable warranty
- Gas central heating
- Ideally located close to major transport hubs, this secure property also serves as the perfect "lock-up-and-leave" home







Guardian Court, Solihull, B91 3DL

Asking Price Of **£115,000**

Property Description

A beautifully presented two-bedroom apartment, just a short walk from Solihull Town Centre and is ideally placed to enjoy all on offer.

Set within a small development for the over 55's, the property benefits from gas central heating, a communal laundry room and drying facilities, guest suite available on the same floor on request, 24 hour emergency call system, Estate Manager attendance and beautifully maintained communal gardens. Available chain free and for the buyer on a 70% shared ownership basis with no rental cost.

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area.

At the heart of the Solihull Town, residents enjoy access to outstanding local resources-from beautiful parklands and fitness facilities, the essential healthcare services of Solihull District General Hospital and the Core Theatre complex which houses the Town's flagship library, hosts live entertainment, a Main and Studio theatre, Courtyard Gallery and Creative Courses for all ages. Everything you need is just a short stroll from the apartment:

- Shopping and Dining: Touchwood Centre and the nearby pedestrianised High Street offer a wide variety of retail shops (including John Lewis), boutique stores and speciality restaurants.
- Leisure and Fitness: A 9-screen multiplex cinema and a fully equipped gym are located moments away.
- Everyday Essentials: Excellent grocery options are close by and in walking distance of the property including Waitrose, Aldi, Sainsbury's, and Morrisons supermarkets.



Solihull Train Station is just a mile away with direct train services to 47 different stations including London. The property also benefits from being close to excellent motorway connectivity, with Birmingham International Airport only 6.4 miles away. Perfectly positioned, Solihull balances urban convenience with scenic living, sitting on the edge of a vast green-belt area where you can explore numerous green spaces, nature reserves, and historic villages across the Solihull Metropolitan Borough, plus Waterways and Reservoirs and surrounding Villages and Areas of Local Interest.

A COMMUNAL ENTRANCE HALLWAY Serves the ten individual properties within this building and entry is via a security key fob and a security intercom system. Stairs to this first floor apartment are via a well-lit gentle staircase with no upstairs neighbours.

ENTRANCE HALL

HALLWAY A spacious hallway with plenty of room for storage, airing/laundry cupboard with hanging rail and radiator.

LIVING ROOM 16' 1" x 10' 11" (4.9m x 3.33m) A spacious light dual aspect lounge with space for a small dining table and chairs, electric fire with feature surround.

KITCHEN 10' 11" x 6' 7" (3.33m x 2.01m) A modern fitted kitchen with white gloss floor and wall mounted units, built-in pantry, integrated dishwasher, ceramic hob, built-in oven, washer/dryer and fridge/freezer.

MASTER BEDROOM 12' 5" x 10' 4" (3.78m x 3.15m) A good sized bedroom with a fitted wardrobe and ample space for more furniture.

BEDROOM TWO 12' 5" x 7' 0" (3.78m x 2.13m) A single bedroom but could accommodate a small double bed and is currently used as a separate Dining Room and Office/Study.

BATHROOM 6' 7" x 5' 31" (2.01m x 2.31m) Bath with shower over, low level wc and sink basin.

Length of Lease: 156 years (at 2026)
Service Charge: £3,332.51 pa. which covers: -
Buildings Insurance
Yearly Gas Boiler and repair service
Use of laundry including drying facilities.
Anchor On Call (24-hour emergency call system)
External Building Maintenance/Repairs
Estate Manager Services
Regular external window cleaning
Regular gardening and grounds maintenance

To book a viewing of this property:



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