







Warwick Road, Solihull

Tenure: Leasehold

- Spacious Two-Bedroom Ground Floor Retirement Apartment
- Highly Regarded Grange Court Development
- Two Generously Proportioned Bedrooms
- Shower Room
- Guest Suite Available to Rent for Visitors
- Exclusive Development for Over 55s
- Patio Doors Leading Directly to Garden Area
- Fitted Kitchen
- Communal Residents' Lounge
- Convenient Access to Solihull Town Centre

Guide Price £210,000

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DESCRIPTION

Two-Bedroom Ground Floor Retirement Apartment – Grange Court, Warwick Road, Solihull
Situated within the highly regarded Grange Court retirement development on Warwick Road, opposite Dovehouse Parade. This spacious two-bedroom ground floor apartment offers an excellent opportunity for those aged 55 and over seeking comfortable, independent living in a desirable Solihull location.
Offering approximately 745 sq. ft. of well-proportioned accommodation, the property is ideal for those looking to downsize without compromising on space or comfort.
Upon entering, a welcoming hallway with 3 built-in cupboards, provides access to all principal rooms. The impressive living/dining room, offers generous space for relaxing and entertaining. Patio doors provide direct access to the garden area, allowing natural light to flood the room and creating a wonderful connection between indoor and outdoor living.
The adjoining fitted kitchen features a practical arrangement of base and wall-mounted units, work surfaces and space for essential appliances.
The apartment benefits from two generously proportioned bedrooms, both offering useful storage. and versatile accommodation for guests or additional personal space.
Completing the accommodation is a shower room comprising a shower enclosure, wash hand basin and WC.
Grange Court offers excellent communal facilities, including a welcoming residents' lounge, ideal for socialising with neighbours. A guest suite is also available to rent, providing convenient accommodation for visiting friends and family.
Ideally positioned along Warwick Road, opposite Dovehouse Parade shops, the development enjoys convenient access to Solihull Town Centre, Touchwood Shopping Centre, supermarkets, cafés, restaurants and healthcare facilities, alongside excellent local transport links.
An excellent opportunity to enjoy independent, low-maintenance retirement living within an established development

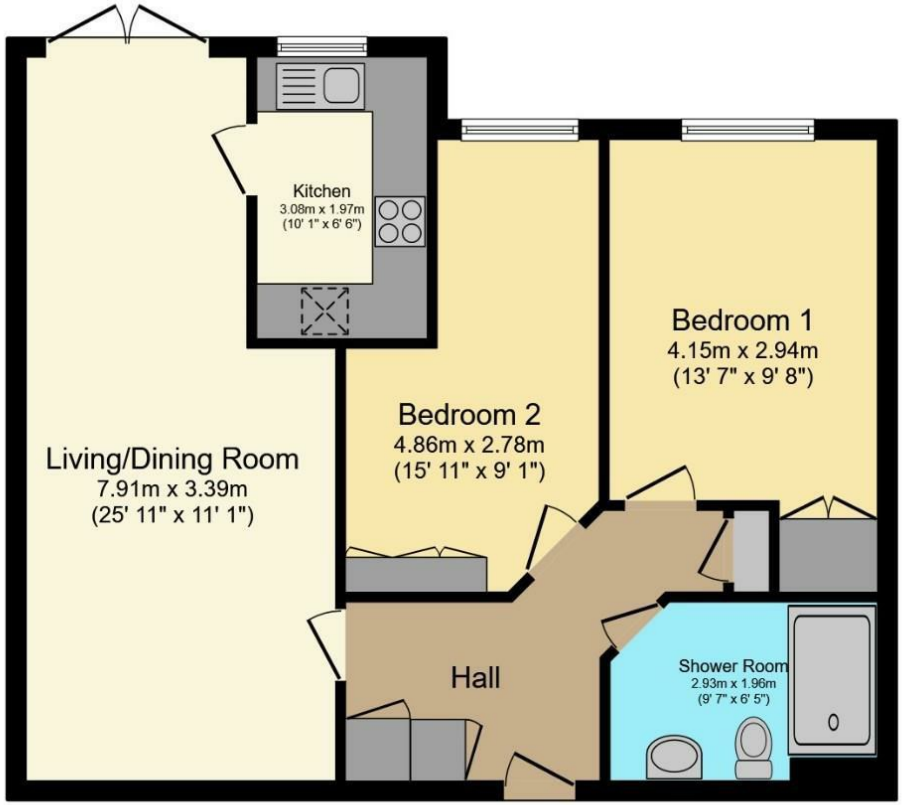








Council Tax: D



Total floor area 69.2 sq.m. (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

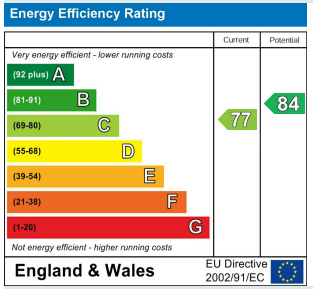
163 High Street, Solihull, B91 3ST
Tel: 0121 709 0111 Email:
solihull@hunters.com https://www.hunters.com

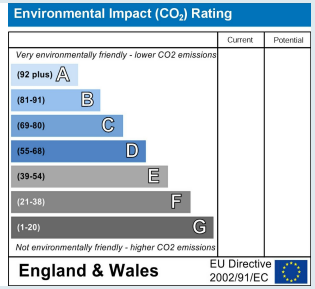
The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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