

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "Danes" is written in a large, bold, green sans-serif font. Above "Danes", the word "melvyn" is written in a smaller, lowercase, grey sans-serif font. Below "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, grey sans-serif font.

melvyn
Danes
ESTATE AGENTS

The main image shows a large, modern brick house with a dark grey roof and white window frames. The house has a large front garden with a well-maintained green lawn and various shrubs and flowers. The sky is blue with some light clouds. The house is a three-story building with a mix of red brick and white panels. It has several windows, some with small balconies, and a large front door. The garden is lush and green, with a path leading to the front door.

Warwick Road
Olton
Asking Price £110,000

Grange Court can be found just off Grange Road which leads directly to the A41 Warwick Road opposite the Dovehouse parade of shops offering independent retailers and coffee shops. Regular bus services operate along the A41 to the town centre of Solihull and in the opposite direction, via Acocks Green, to the city centre of Birmingham.

Olton Railway Station is a short distance away providing services to Birmingham and beyond and Solihull has its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

A stunning one double bed roomed first floor apartment at the popular Grange Court. Beautifully and tastefully modernised to include top quality fixtures and fittings with a bright and airy feel.

Accessed via communal entrance leading to one flight of stairs or lift and our front door.



Entrance Lobby



A bright and welcoming lobby accessed via secure intercom and leading through the complex to our first floor accommodation.

Entrance Hall

An inner hall with access to living dining room, bed room and bathroom with various storage cupboards for cloaks and general household items.

Living/Dining Room 19'2" x 10'4"



A large and bright living dining room with Juliet balcony opening onto the attractive communal gardens. With access through into the kitchen and having ceiling lights and wall mounted heaters with an electric fire place with stone effect surround.



LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, opposite the Dovehouse parade of shops and turn left into Grange Road where the entrance to Grange Court will be found on the right hand side.

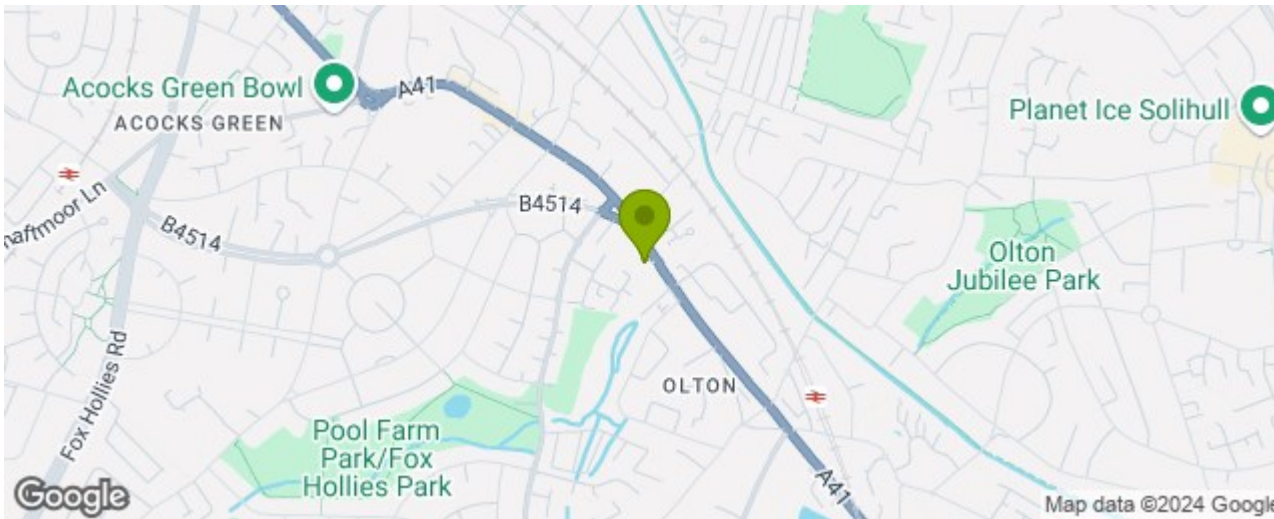
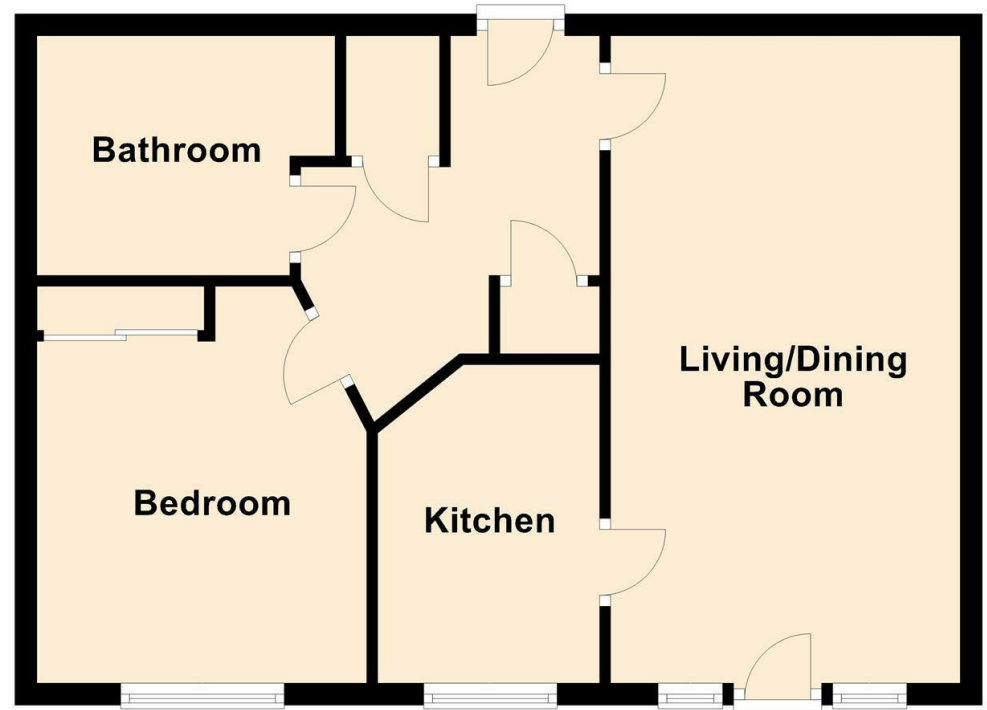
TENURE: We are advised that the property is leasehold with 112 years remaining on the lease. The property has an annual ground rent of £265.20 and service charge of £3182.4 per annum. With a FFM of 41.67 per month.

COUNCIL TAX BAND: A unconfirmed.


By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or survey.

Ground Floor



Grange Court Warwick Road Olton Solihull B92 7GL
Council Tax Band: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.